

LOTS 1 & 2  
IN OR 2149/950  
NATURE TRAIL PB 5/360

LANGDON WILLIS LEE/LANGDON SARAH MEGAN  
54287 CHURCH ROAD  
CALLAHAN, FL 32011

2024

03-1N-25-1420-0001-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8024.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 992              | 100         | 992          | 111,679              |
| FOP       | 122              | 30          | 37           | 4,165                |
| FUS       | 936              | 100         | 936          | 105,375              |
| UGR       | 480              | 45          | 216          | 24,318               |
| UOP       | 312              | 20          | 62           | 6,980                |
| UST       | 80               | 45          | 36           | 4,053                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,922 |  | 2,279 | 256,568 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 0  | 0  | 1,360.00 | SF | 6.50  | 6.50           |       |
| 2              | 0861       | POOL GUNIT  | 0   | 0   | 30 | 14 | 420.00   | SF | 85.00 | 85.00          |       |
| 3              | 0845       | KOOL DECK   | 0   | 0   | 0  | 0  | 776.00   | SF | 7.25  | 7.25           |       |
| 4              | 0812       | CONCRETE C  | 0   | 0   | 0  | 0  | 1,110.00 | SF | 4.00  | 4.00           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000115   | C   | SFR ACRES            | 0   | 0006 | OR       | 0.00  | 0.00  | 2.04        | AC        |       |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                             | 01  | 2,279     | 101.4790    | 126.85         | 289,091        | 1994 | 2000 | 0    | 0    | 11.25 | 88.75  |
| 1 SNGL FAM - 0% - 0 Heated Area: 1928 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                  |     |           |             |                |                |      |      |      |      |       |        |

|                           |  |  |  |           |  |  |  |  |  |  |  |
|---------------------------|--|--|--|-----------|--|--|--|--|--|--|--|
| 54287 CHURCH RD, CALLAHAN |  |  |  |           |  |  |  |  |  |  |  |
| BLD DATE 03/03/2023 NW    |  |  |  | LGL DATE  |  |  |  |  |  |  |  |
| XF DATE                   |  |  |  | LAND DATE |  |  |  |  |  |  |  |
| INC DATE                  |  |  |  | AG DATE   |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 256,568     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 24,189      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 71,400      |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 352,157     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 20,878      |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 331,279     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0           |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 331,279     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 352,157     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 341,799     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| E018517    | SWIM POOL   | 0      | 09/01/2001 |
| B981999    | GARAGE      | 12,000 | 05/01/1998 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2149/0950                     | 9/27/2017 | WD           | Q      | I      | 01        | 248,000       |  |
| GRANTOR: THORNTON RICHARD T & |           |              |        |        |           |               |  |
| GRANTEE: LANGDON WILLIS LEE   |           |              |        |        |           |               |  |
| 1613/0520                     | 3/26/2009 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: THORNTON RICHARD T & |           |              |        |        |           |               |  |
| GRANTEE: THORNTON RICHARD T   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1994] W9 UOP=[YR=2011] N12 W26 S12 E26\$ W27 S29 D2 R2 E8 FOP=[YR=1994] E26 N5 W24 S3 D2 L2 \$ U2 R2 N3 E24 UGR=[YR=1998] E24 N20 W16 UST=[YR=2011] S10 W8 N10 E8\$ W8 S20\$ N26\$ PTR=E40 FUS=[YR=1994] E36 S26 W36 N26\$ W40\$. |  |  |  |  |  |  |  |  |  |  |  |