

WHITTY SHELLEY CALTON III L/E/
PO BOX 906
CALLAHAN, FL 32011

20-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structure0203FACE BRICK 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms0403040514110304WOOD FRAME 100 1. 100 0 100 NONE 100 AIR DUCTED 100 4 100 3 100

Frame Stories Units Occupancy021.0000WOOD FRAME 100 1. 100 0 100 NONE 100

Quality05Quality Level 05

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUEBAS2,8441002,844301,810FCP6272515716,661FOP12304425

MARKEt ADJUSTMENTS

TYPETOT ADJ PNTOT EFF. BASE RATEECONFNCTNORM% COND

0900MDL3,005111.9272139.91420,4301980199000024.1575.85

7 SNGL FAM - 100% - 2018Heated Area: 2844HX Base Yr 2018

Floor Plan Diagram: A rectangular lot measuring 51' x 34'. The front boundary is 51' long, divided by a 3' easement from the centerline. The right boundary is 34' long. The rear boundary is 44' long, divided by a 3' easement from the centerline. The left boundary is 37' long, divided by a 3' easement from the centerline. The lot contains two structures: FCP (Front Corner Parcel) and BAS (Back Alley Subdivision). FCP is located at the top right corner, measuring 19' x 33'. BAS is located in the center-left area, measuring 34' x 37'. There are also dimensions 19' and 33' indicated near the top right corner.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

325,5208,83790,500366,595202,994163,60150,000113,601424,8570411,723

Sales Data

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2152/107110/17/2017QCUII11100

GRANTOR: WHITTY VICKI

GRANTEE: WHITTY SHELLEY CALT

2152/106810/16/2017QCUII11100

GRANTOR: WRIGHTS NASSAU COUNTY

GRANTEE: WHITTY VICKI

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W33 S19 BAS=[YR=1993] W51 S34 E37
FOP=[YR=1993] E3 N4 W3 S4\$ N4 E3 S4 E44 N34 W33 \$ E33 N19 \$.

EXTRA FEATURES

25303 WRIGHTS DAIRY RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/13/2023MLU

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000605.00SF5.205.2010019741974325787

20812CONCRETE C0100003,487.00SF4.004.00100198119813354,882

30500FP-PRE FAB0100001.00UT3,500.003,500.0010019801980346.51,628

40500FP-PRE FAB0100001.00UT3,500.003,500.00100197919793441,540

LAND DESCRIPTION

TOTAL OB/XF8,837

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRURAL HOME1000007OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2006000APAST1/HAY0OR0.000.006.05AC1.001.001.00370.00370.002,238

3009910MMKT. VAL.AG0OR0.000.006.05AC1.001.001.0010,000.0010,000.0060,500

REVIEW DATE03/10/2022BYTWATotal Acres: 7.05Total Land Value: 32,238Market: 60,500Agricultural: 2,238Common: 30,000PRINTED 08/06/2024 BY SYS

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2024

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