PT OF J SUMMERALL GRANT
IN SEC 48-2N-25E &
PT SEC 20-2N-25E

MAYNARD DONALD R & JESSICA DIANE
543054 US HWY 1
CALLAHAN, FL 32011

2024

20-2N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

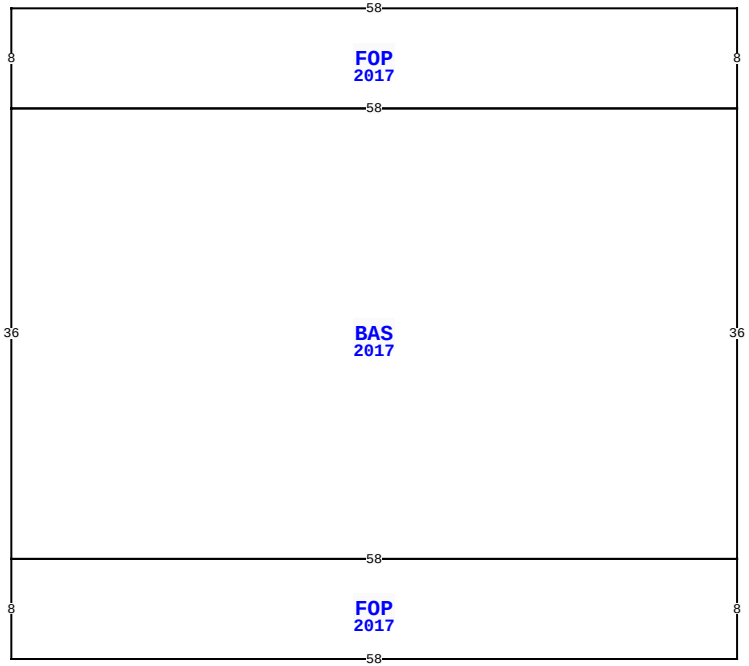
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100	2,088	240,163
FOP	464	30	139	15,988
FOP	464	30	139	15,988
TOTALS	3,016		2,366	272,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	94.3740	117.97	279,117	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2088 HX Base Yr 2018



543054 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,139
TOTAL MARKET OB/XF VALUE		43,848
TOTAL LAND VALUE - MARKET		322,000
TOTAL MARKET VALUE		358,767
SOH/AGL Deduction		100,256
ASSESSED VALUE		258,511
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,511
TOTAL JUST VALUE		637,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005812	XFOB	0	07/01/2018
165676	CO ISSUED	0	10/03/2017
AP165676	NEW CONSTR	255,926	01/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/1171	9/17/2015	WD	Q	V	01	98,500
GRANTOR: MILLS CREEK FARM LLC						
GRANTEE: MAYNARD DONALD R &						
1956/0407	1/05/2015	WD	U	V	11	100
GRANTOR: TODD JOHN DAVID						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W58 S8 BAS=[YR=2017] S36 FOP=[YR=2017] S8 E58 N8 W58$ E58 N36 W58$ E58 N8$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0202	BARN WD 30	0	100	40	84	3,360.00	SF	15.00	15.00	100	2018	2018	3	87	43,848	

LAND DESCRIPTION

TOTAL OB/XF 43,848

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	500.00	500.00	750							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	20.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	287,000							

REVIEW DATE 05/28/2019 BY KBA Total Acres: 21.50 Total Land Value: 42,780 Market: 287,000 Agricultural: 7,780 Common: 35,000 PRINTED 08/06/2024 BY SYS