PT OF LOT 2 GOV SURVEY W
OF HWY LOTS 1 THRU 6
MAP OF TWNS 3 4 5N RG 23 & 24

FRANKLIN BOBBY Y
PO BOX 878
HILLIARD, FL 32046

2024

26-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

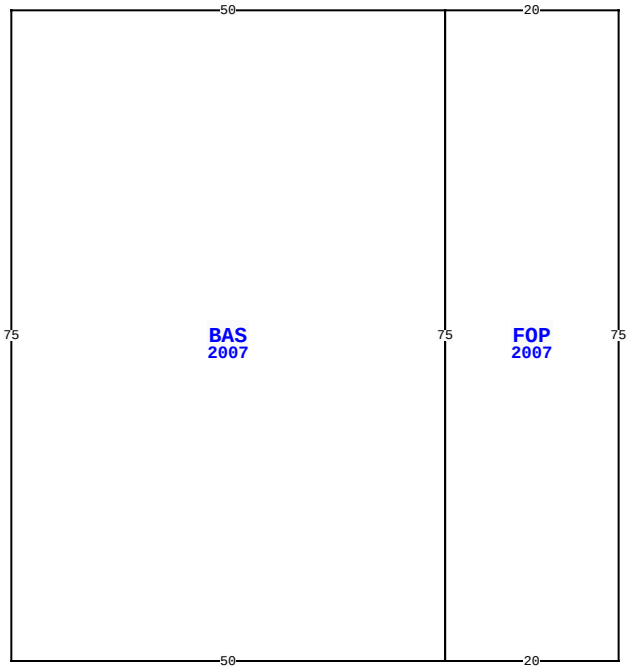
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	3,750	47,649
FOP	1,500	30	450	5,718
TOTALS	5,250		4,200	53,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	4,200	46.5520	16.29	68,418	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2022 Heated Area: 3750 HX Base Yr



BLD DATE	12/12/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

545937 US HWY 1, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		807,046
TOTAL MARKET OB/XF VALUE		255,622
TOTAL LAND VALUE - MARKET		361,550
TOTAL MARKET VALUE		1,172,460
SOH/AGL Deduction		0
ASSESSED VALUE		1,172,460
TOTAL EXEMPTION VALUE	13	1,172,460
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,424,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,403,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5161	CO ISSUED	0	05/11/2010
E21520	ELEC OTHER	0	01/01/2009
MH5161	MH MOVE-ON	0	01/01/2009
P13636	OTHER	0	01/01/2009
M12920	MECH OTHER	0	05/01/2007
B19311	ADDITION	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/0205	8/22/2000	WD	Q	I		150,000
GRANTOR: BARROW JOHN G AS TRUS						
GRANTEE: FRANKLIN BOBBY Y						
0672/1828	12/31/1992	WD	U	I	07	100
GRANTOR: BARROW ALMA M						
GRANTEE: BARROW JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50S75E50FOP=[YR=2007] E20 N75W20S75$N75$.

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	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	2007	2007	3	88	2,460	
2	0300	BOAT DCK W	0	100	105	6	630.00	SF	40.00	40.00	100	2007	2007	3	48	12,096	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
4	0825	BRICK	0	100	0	0	116.00	SF	12.50	12.50	100	2008	2008	3	97	1,407	
5	1127	BRICK 8"	0	100	0	0	230.00	SF	11.00	11.00	100	2008	2008	3	97	2,454	
6	0858	SCULP CONC	0	100	0	0	4,408.00	SF	9.75	9.75	100	2008	2008	3	97	41,689	
7	0920	CWALL-WD/M	0	100	0	0	210.00	LF	390.00	390.00	100	2007	2007	3	31	25,389	
8	0803	ASPHALT C	0	100	0	0	9,550.00	SF	2.00	2.00	100	2015	2015	3	76	14,516	
9	0300	BOAT DCK W	0	100	30	10	300.00	SF	40.00	40.00	100	2013	2013	3	71	8,520	
10	0812	CONCRETE C	0	100	0	0	2,940.00	SF	4.00	4.00	100	2019	2019	3	98	11,525	

TOTAL OB/XF 123,276

LAND DESCRIPTION

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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	26.00	AC		1.00	1.00	1.00	415.00	415.00	10,790							
3	005902	A	HARDWOOD SI	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	005970	A	AGRI-POND	0			0.00	0.00	6.31	AC		1.00	1.00	1.00	70.00	70.00	442							
5	005500	A	TIMBER 2 SI	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	555.00	555.00	6,660							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	54.31	AC		1.00	1.00	1.00	5,000.00	5,000.00	271,550							

REVIEW DATE 06/03/2020 BY TWA Total Acres: 57.31 Total Land Value: 109,792 Market: 271,550 Agricultural: 19,792 Common: 90,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 2 GOV SURVEY W
OF HWY LOTS 1 THRU 6
MAP OF TWNS 3 4 5N RG 23 & 24

FRANKLIN BOBBY Y
PO BOX 878
HILLIARD, FL 32046

2024

26-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

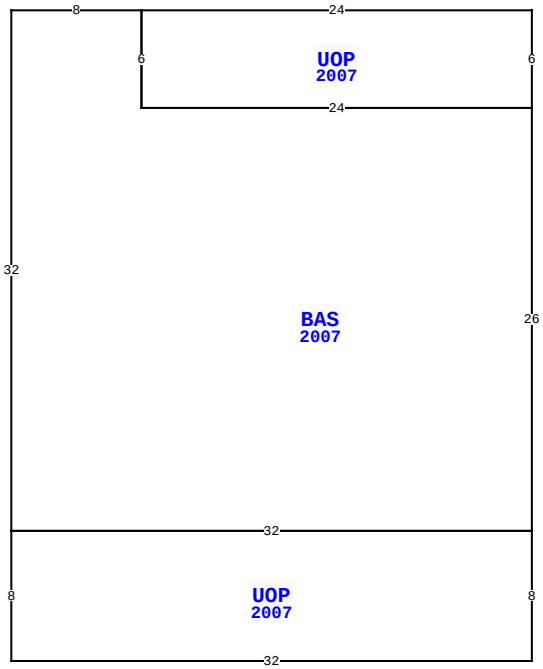
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	880	29,550
UOP	144	20	29	974
UOP	256	20	51	1,713
TOTALS	1,280		960	32,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	960	73.0000	36.50	35,040	2007	2007	0	0	0	8.00	92.00

3 ACCESORY U – 100% - 2022 Heated Area: 880 HX Base Yr



BLD DATE	12/12/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

545937 US HWY 1, CALLAHAN

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
11	0812	CONCRETE C	0	100	46	26	1,196.00	SF	4.00	4.00	100	2017	2017	3	97	4,640	
12	0462	ST/AL FNC	0	100	268	6	13,608.00	SF	10.00	10.00	100	2020	2020	3	93	126,554	
13	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2020	2020	3	96	1,152	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		807,046
TOTAL MARKET OB/XF VALUE		255,622
TOTAL LAND VALUE - MARKET		361,550
TOTAL MARKET VALUE		1,172,460
SOH/AGL Deduction		0
ASSESSED VALUE		1,172,460
TOTAL EXEMPTION VALUE	13	1,172,460
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,424,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,403,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18515	ELEC OTHER	5,000	12/01/2006
P11834	OTHER	0	12/01/2006
C18745	CO ISSUED	414,282	10/01/2006
B18745	NEW CONSTR	414,282	10/01/2006
R09840	REPAIR/RRF	4,500	10/01/2006
B0618076	XFOB	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/0205	8/22/2000	WD	Q	I		150,000
GRANTOR: BARROW JOHN G AS TRUS						
GRANTEE: FRANKLIN BOBBY Y						
0672/1828	12/31/1992	WD	U	I	07	100
GRANTOR: BARROW ALMA M						
GRANTEE: BARROW JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W24 BAS=[YR=2007] W8 S32 UOP=[YR=2007] S8 E32 N8 W32$ E32 N26 W24 N6$ S6 E24 N6$.

LAND DESCRIPTION

TOTAL OB/XF 132,346

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
7	005000	C	RURAL HOME	100	0004		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/03/2020 BY TWA Total Acres: 57.31 Total Land Value: 109,792 Market: 271,550 Agricultural: 19,792 Common: 90,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 2 GOV SURVEY W
OF HWY LOTS 1 THRU 6
MAP OF TWNS 3 4 5N RG 23 & 24

FRANKLIN BOBBY Y
PO BOX 878
HILLIARD, FL 32046

2024

26-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

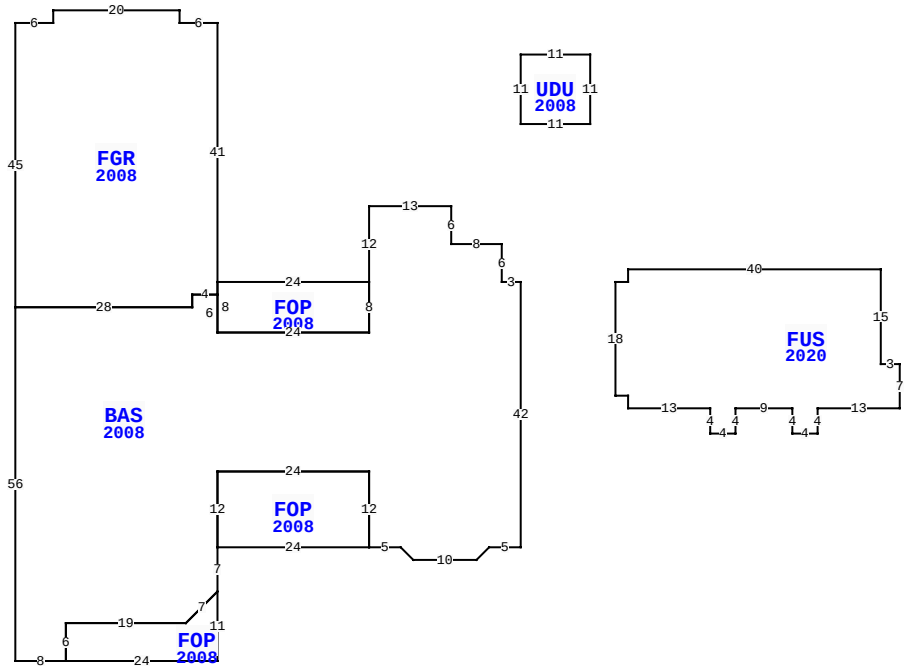
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,408	100	3,408	435,996
FGR	1,472	55	810	103,626
FOP	157	30	47	6,013
FOP	192	30	58	7,420
FOP	288	30	86	11,002
FUS	969	100	969	123,967
UDU	121	55	67	8,571
TOTALS	6,607		5,445	696,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,445	96.1020	144.15	784,897	2008	2008	0	0	0	11.25	88.75

4 SFR CUST – 100% - 2022 Heated Area: 4377 HX Base Yr



545937 US HWY 1, CALLAHAN

BLD DATE	12/12/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		807,046
TOTAL MARKET OB/XF VALUE		255,622
TOTAL LAND VALUE - MARKET		361,550
TOTAL MARKET VALUE		1,172,460
SOH/AGL Deduction		0
ASSESSED VALUE		1,172,460
TOTAL EXEMPTION VALUE	13	1,172,460
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,424,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,403,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/0205	8/22/2000	WD	Q	I		150,000
GRANTOR: BARROW JOHN G AS TRUS						
GRANTEE: FRANKLIN BOBBY Y						
0672/1828	12/31/1992	WD	U	I	07	100
GRANTOR: BARROW ALMA M						
GRANTEE: BARROW JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 N6 W8 N6 W13 S12 FOP=[YR=2008] W24
FGR=[YR=2008] N41 W6 N2 W20 S2 W6 S45 E28 N2 E4 N2$ S8 E24
N8$ S8 W24 N6 W4 S2 W28 S56 E8 FOP=[YR=2008] E24 N11 L5 D5
W19 S6$ N6 E19 U5 R5 N7 FOP=[YR=2008] E24 N12 W24 S12$ N12
E24 S12 E5 R2 D2 E10 U2 R2 E5 N42$ PTR=N25 UDU=[YR=2008]
N11 E11 S11 W11$ S25$ PTR=E15 FUS=[YR=2020] E2 N2 E40 S15 E3
S7 W13 S4 W4 N4 W9 S4 W4 N4 W13 N2 W2 N18$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2020 BY TWA Total Acres: 57.31 Total Land Value: 109,792 Market: 271,550 Agricultural: 19,792 Common: 90,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 2 GOV SURVEY W
OF HWY LOTS 1 THRU 6
MAP OF TWNS 3 4 5N RG 23 & 24

FRANKLIN BOBBY Y
PO BOX 878
HILLIARD, FL 32046

2024

26-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

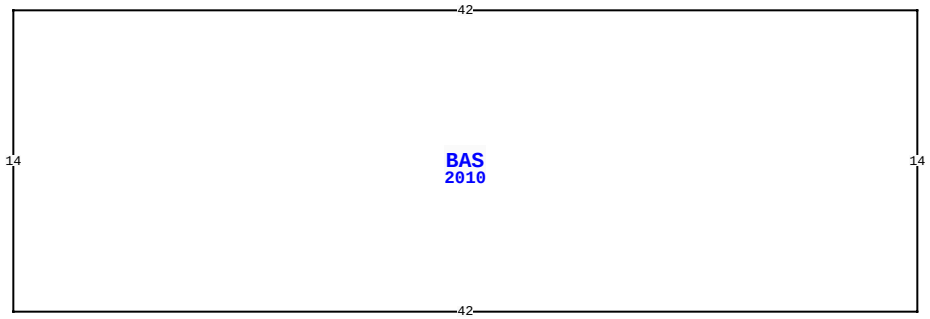
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	588	100	588	13,583
TOTALS	588		588	13,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	588	110.0000	77.00	45,276	1993	1993	0	0	0	70.00	30.00

5 M/H 93- – 100% - 2022 Heated Area: 588 HX Base Yr



545937 US HWY 1, CALLAHAN

BLD DATE	12/12/2007	JH	LGL DATE		
XF DATE			LAND DATE	06/15/2023	MLU
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VALUATION SUMMARY

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BASE TAXABLE VALUE		0
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,403,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0946/0205	8/22/2000	WD	Q	I		150,000
GRANTOR: BARROW JOHN G AS TRUS						
GRANTEE: FRANKLIN BOBBY Y						
0672/1828	12/31/1992	WD	U	I	07	100
GRANTOR: BARROW ALMA M						
GRANTEE: BARROW JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W42 S14 E42 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/03/2020 BY TWA Total Acres: 57.31 Total Land Value: 109,792 Market: 271,550 Agricultural: 19,792 Common: 90,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

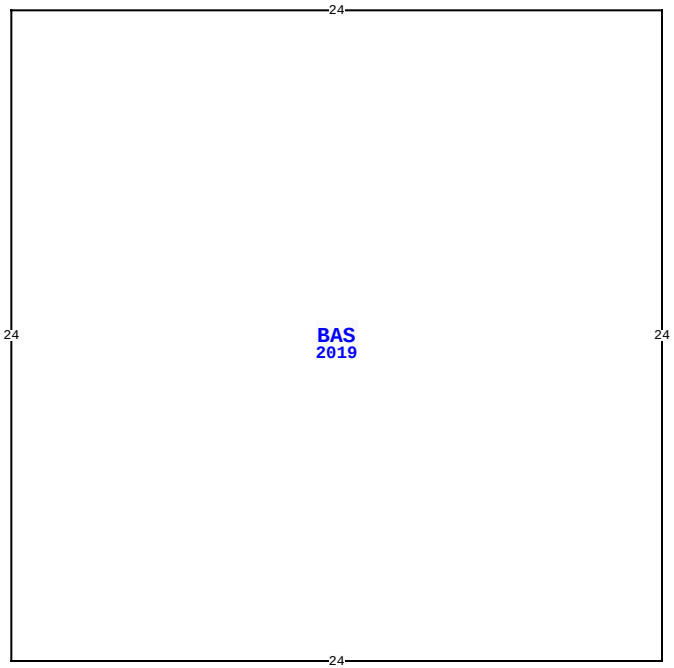
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	11,264
TOTALS	576		576	11,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	58.1900	20.37	11,733	2019	2019	0	0	0	4.00	96.00

6 GARAGE RES – 100% - 2022 Heated Area: 576 HX Base Yr



545937 US HWY 1, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,403,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: BARROW JOHN G AS TRUS						
GRANTEE: FRANKLIN BOBBY Y						
0672/1828	12/31/1992	WD	U	I	07	100
GRANTOR: BARROW ALMA M						
GRANTEE: BARROW JOHN G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2020 BY TWA Total Acres: 57.31 Total Land Value: 109,792 Market: 271,550 Agricultural: 19,792 Common: 90,000 PRINTED 08/06/2024 BY SYS