

LOTS 8 & 9
OR 110/139 (EX S-1 OF LOT 9)
OR 112/141 & OR 129/669

WALKER BYRON J & ANNIE P L/E/
55081 PUFF LANE
CALLAHAN, FL 32011

2024

28-2N-25-3060-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	2,336	178,173
FOP	180	30	54	4,118
FSP	308	40	123	9,381
PTO	455	5	23	1,754
TOTALS	3,279		2,536	193,428

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0 100	16	40	640.00	SF	8.58	8.58
2	0510	GARAGE WD-	0 100	24	28	672.00	SF	35.00	35.00
3	0940	SHEDS/PORT	0 100	8	17	136.00	SF	30.00	30.00
4	0812	CONCRETE C	0 100	0	0	1,304.00	SF	4.00	4.00
5	0940	SHEDS/PORT	0 100	10	20	200.00	SF	19.50	19.50
6	0350	CARPORT WD	0 100	24	24	576.00	SF	13.00	13.00
7	0681	POLE SHED	0 100	0	0	720.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.47

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,536	100.6080	95.58	242,391	1982	1982	0	0	20.20	79.80
1 SINGLE FAM - 100% - 1972											
Heated Area: 2336											
HX Base Yr 1972											
55081 PUFF LN, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/19/2023 MLU											

TOTAL OB/XF											
13,976											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		193,428	
TOTAL MARKET OB/XF VALUE		13,976	
TOTAL LAND VALUE - MARKET		87,520	
TOTAL MARKET VALUE		294,924	
SOH/AGL Deduction		115,555	
ASSESSED VALUE		179,369	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		129,369	
TOTAL JUST VALUE		294,924	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0839	7/18/2022	LE U	I	11		100
GRANTOR: WALKER BYRON J & ANNI						
GRANTEE: WALKER TIMOTHY BYRO						
0110/0139	1/01/1971	TA Q	V			3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N13 E4 N14 W28 S3 FSP=[YR=1993] W28 S11									
PTO=[YR=1993] W7 S13 E35 N13 W28\$ E28 N11\$ S24 W32 S24 E41									
FOP=[YR=1993] S10 E18 N10 W18\$ E27 N24\$.									