PT N1/2 SEC 29
PARCELS 3-5 3-6 3-7 52 & 52-3
IN OR 1473/707 & OR 668/695 &

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011-5016

2024

29-2N-25-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

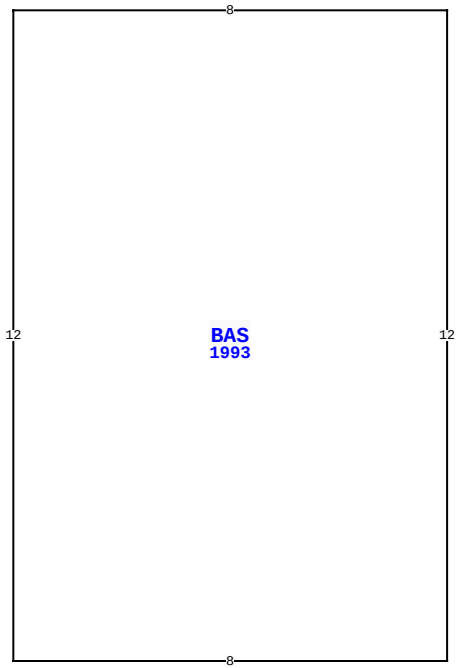
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	96	8,719
TOTALS	96		96	8,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	96	80.3250	135.55	13,013	1990	1990	0	0	0	33.00	67.00

1 RSTRM BLDG – 0% - 0 Heated Area: 96 HX Base Yr



45157 EWING PARK RD, CALLAHAN

BLD DATE	06/22/2020	KK	LGL DATE	
XF DATE	06/22/2020	KK	LAND DATE	06/22/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		14,834
TOTAL MARKET OB/XF VALUE		80,897
TOTAL LAND VALUE - MARKET		42,055
TOTAL MARKET VALUE		137,786
SOH/AGL Deduction		2,048
ASSESSED VALUE		135,738
TOTAL EXEMPTION VALUE	04	135,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/0707	1/22/2007	PR	Q	V		130,000

GRANTOR: MIXELL JEAN H P/R

GRANTEE: THE TOWN OF CALLAHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S12 E8 N12$.

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	0812	CONCRETE C	0	0	90	66	5,940.00	SF	4.00	4.00	100	1990	1990	3	59.5	14,137	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	1,417	
4	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1990	1990	3	28	420	
5	0810	CONCRETE A	0	0	36	10	360.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,392	
6	1123	CB 8"	0	0	0	0	378.00	SF	6.15	6.15	100	1990	1990	3	59.5	1,383	
7	1242	WD DECK A	0	0	22	8	176.00	SF	10.00	10.00	100	1990	1990	3	20	352	
8	0803	ASPHALT C	0	0	0	0	7,722.00	SF	2.00	2.00	100	1990	1990	3	50	7,722	
9	0812	CONCRETE C	0	0	0	0	1,958.00	SF	4.00	4.00	100	1990	1990	3	59.5	4,660	
10	0350	CARPORT WD	0	0	40	23	920.00	SF	13.00	13.00	100	1990	1990	3	20	2,392	

TOTAL OB/XF 34,195

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	008900	C	MUNICIPAL	0		REC	- 0.00	0.00	3.07	AC		1.00	1.00	1.00	6,500.00	6,500.00	19,955							
2	008900	C	MUNICIPAL	0		REC	- 0.00	0.00	0.30	AC		1.00	1.00	1.00	6,500.00	6,500.00	1,950							
3	008220	C	RECREATION	0		REC	- 0.00	0.00	3.10	AC		1.00	1.00	1.00	6,500.00	6,500.00	20,150							

REVIEW DATE 06/22/2020 BY KK Total Acres: 6.47 Total Land Value: 42,055 Market: 0 Agricultural: 0 Common: 42,055 PRINTED 08/06/2024 BY SYS

PT N1/2 SEC 29
PARCELS 3-5 3-6 3-7 52 & 52-3
IN OR 1473/707 & OR 668/695 &

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011-5016

2024

29-2N-25-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

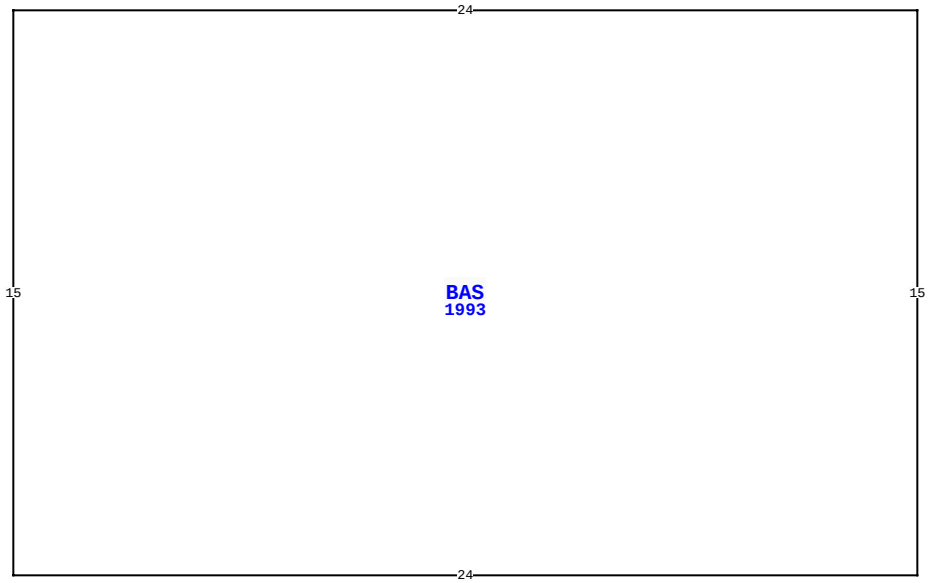
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	6,115
TOTALS	360		360	6,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	360	78.1704	35.76	12,874	1990	1990	0	0	0	52.50	47.50

2 STOR WAREH – 0% - 0 Heated Area: 360 HX Base Yr



45157 EWING PARK RD, CALLAHAN

BLD DATE	06/22/2020	KK	LGL DATE	
XF DATE	06/22/2020	KK	LAND DATE	06/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		14,834
TOTAL MARKET OB/XF VALUE		80,897
TOTAL LAND VALUE - MARKET		42,055
TOTAL MARKET VALUE		137,786
SOH/AGL Deduction		2,048
ASSESSED VALUE		135,738
TOTAL EXEMPTION VALUE	04	135,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/0707	1/22/2007	PR	Q	V		130,000

GRANTOR: MIXELL JEAN H P/R

GRANTEE: THE TOWN OF CALLAHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S15 E24 N15$.

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	0350	CARPORT WD	0	0	20	15	300.00	SF	13.00	13.00	100	1990	1990	3	20	780	
12	0350	CARPORT WD	0	0	22	18	396.00	SF	13.00	13.00	100	1990	1990	3	20	1,030	
13	0351	CARPORT MT	0	0	21	10	210.00	SF	10.00	10.00	100	1990	1990	3	20	420	
14	0351	CARPORT MT	0	0	21	10	210.00	SF	10.00	10.00	100	1990	1990	3	20	420	
15	0991	TENNIS CRT	0	0	0	0	2.00	UT	18,000.00	18,000.00	100	1990	1990	3	59.5	21,420	
16	0998	T-CRT LGHT	0	0	0	0	2.00	UT	4,000.00	4,000.00	100	1990	1990	3	20	1,600	
17	0427	CL FNC 10'	0	0	0	0	260.00	LF	13.51	13.51	100	1990	1990	3	27	948	
18	0422	CL FNC 4'	0	0	0	0	202.00	LF	15.00	15.00	100	1990	1990	3	27	818	
19	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	27	162	
20	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	708	

TOTAL OB/XF 28,306

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

REVIEW DATE 06/22/2020 BY KK Total Acres: 6.47 Total Land Value: 42,055 Market: 0 Agricultural: 0 Common: 42,055 PRINTED 08/06/2024 BY SYS

PT N1/2 SEC 29
PARCELS 3-5 3-6 3-7 52 & 52-3
IN OR 1473/707 & OR 668/695 &

TOWN OF CALLAHAN
PO BOX 5016
CALLAHAN, FL 32011-5016

2024

29-2N-25-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	06/22/2020	KK	LGL DATE
XF DATE	06/22/2020	KK	LAND DATE 06/22/2020 KK
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		14,834
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TOTAL EXEMPTION VALUE	04	135,738
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/0707	1/22/2007	PR	Q	V		130,000

GRANTOR: MIXELL JEAN H P/R

GRANTEE: THE TOWN OF CALLAHA

BUILDING NOTES

BUILDING DIMENSIONS

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
21	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1990	1990	3	28	140	
22	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1990	1990	3	28	708	
23	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1990	1990	3	28	140	
24	0424	CL FNC 6'	0	0	0	0	632.00	LF	20.00	20.00	100	1990	1990	3	27	3,413	
25	0803	ASPHALT C	0	0	0	0	5,032.00	SF	2.00	2.00	100	2020	2020	3	86	8,655	
26	0402	CONC BUMPE	0	0	0	0	26.00	UT	25.00	25.00	100	1990	1990	3	68	442	
27	0462	ST/AL FNC	0	0	0	0	1,905.00	SF	10.00	10.00	100	1990	1990	3	20	3,810	
28	1127	BRICK 8"	0	0	0	0	115.00	SF	11.00	11.00	100	1990	1990	3	86	1,088	

LAND DESCRIPTION

TOTAL OB/XF 18,396

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 06/22/2020 BY KK Total Acres: 6.47 Total Land Value: 42,055 Market: 0 Agricultural: 0 Common: 42,055 PRINTED 08/06/2024 BY SYS