PT OF SEC 33-3N-25E
PT OR 89/428
(EX PT OR 2679/1707 & EX 4-1 &

ANDERSON VELMER L
P O BOX 542
CALLAHAN, FL 32011-0542

2024

33-3N-25-0000-0004-0000

BUILDING CHARACTERISTICS

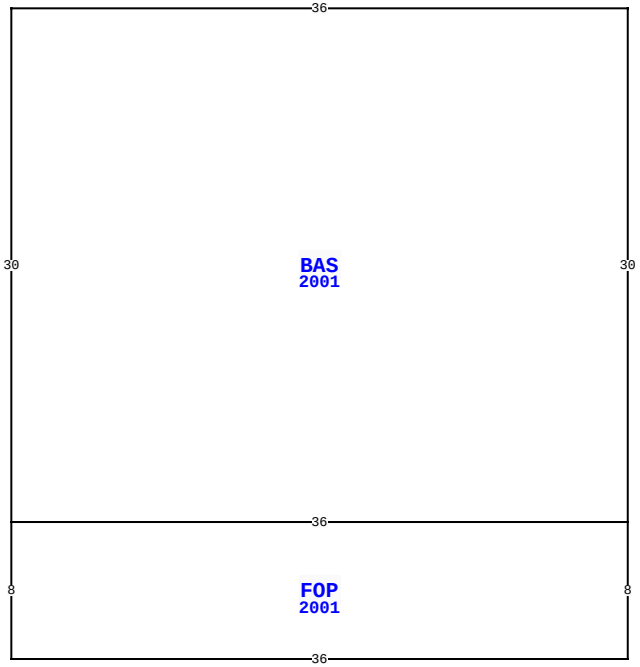
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	107,744
FOP	288	30	86	8,580
TOTALS	1,368		1,166	116,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,166	117.6600	111.78	130,335	2001	2001	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 1080 HX Base Yr



46260 ANDYS SAW MILL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,904
TOTAL MARKET OB/XF VALUE	5,315
TOTAL LAND VALUE - MARKET	331,800
TOTAL MARKET VALUE	343,859
SOH/AGL Deduction	47,885
ASSESSED VALUE	295,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,974
TOTAL JUST VALUE	560,019
NCON VALUE	1,018
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,514

MISC OLD STORAGE SHEDS= NV: KW 2/24
SFR @ 46260 ANDYS SAW MILL RD (1971 DW @46262 = NV
PRCL:0:4: DW/MH VIN FLA14615136(A/B) @ 46197 ANDY
1971 DW/MH (24X52) @ 46262 = NV (NO PWER/ WELL/SEP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5303	CO ISSUED	0	10/01/2010
M15610	H/AC	0	09/01/2010
P14438	NEW CONSTR	0	09/01/2010
C4963	CO ISSUED	0	06/01/2007
MH4963	MH MOVE-ON	0	06/01/2007
E19389	ELEC OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W36 S30 FOP=[YR=2001] S8 E36 N8 W36 $ E36 N30 $.

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	0351	CARPORT MT	0	0	40	18	720.00	SF	5.00	5.00	100	1980	1980	3	20	720	
2	0940	SHEDS/PORT	2	0	20	20	360.00	SF	22.50	22.50	100	1975	1975	3	20	1,620	
3	0500	FP-PRE FAB	1	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 5,315

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	23.35	AC		1.00	1.00	1.00	415.00	415.00	9,690							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	28.35	AC		1.00	1.00	1.00	8,000.00	8,000.00	226,800							
5	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/01/2024 BY KW Total Acres: 31.35 Total Land Value: 115,640 Market: 226,800 Agricultural: 10,640 Common: 105,000 PRINTED 08/06/2024 BY SYS

PT OF SEC 33-3N-25E
PT OR 89/428
(EX PT OR 2679/1707 & EX 4-1 &

ANDERSON VELMER L
P O BOX 542
CALLAHAN, FL 32011-0542

2024

33-3N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

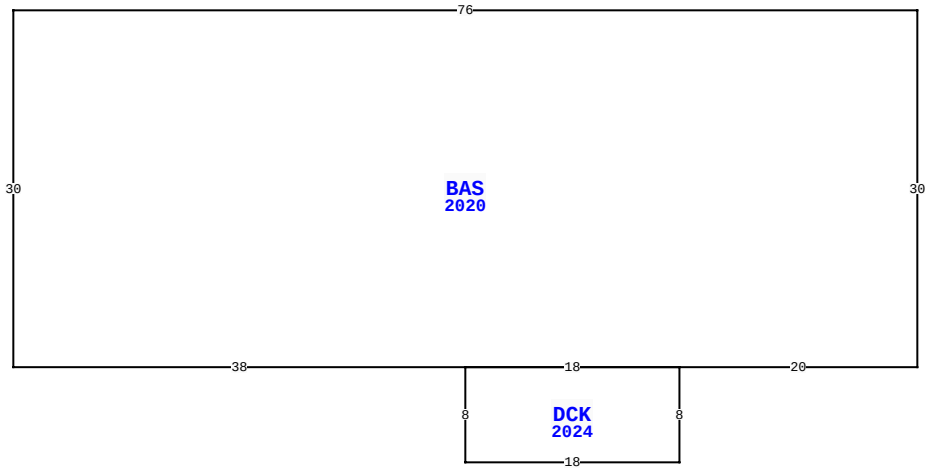
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	105,562
DCK	144	15	22	1,018
TOTALS	2,424		2,302	106,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,302	134.2000	100.65	231,696	2000	2000	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



46260 ANDYS SAW MILL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	222,904
TOTAL MARKET OB/XF VALUE	5,315
TOTAL LAND VALUE - MARKET	331,800
TOTAL MARKET VALUE	343,859
SOH/AGL Deduction	47,885
ASSESSED VALUE	295,974
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,974
TOTAL JUST VALUE	560,019
NCON VALUE	1,018
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12506	OTHER	0	06/01/2007
B018677	NEW CONSTR	48,516	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W76 S30 E38 E18 E20 N30 $
DCK=[YR=2024;ORIG=-38,30] E18 S8 W18 N8 $
.

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 02/01/2024 BY KW Total Acres: 31.35 Total Land Value: 115,640 Market: 226,800 Agricultural: 10,640 Common: 105,000 PRINTED 08/06/2024 BY SYS