PT E1/2 OF SE1/4 OF
SEC 33-3N-25E IN OR 2024/7
(EX ESMT IN OR 1866/151)

HALE MATTHEW S
43279 RED DIRT RIDGE TRL
CALLAHAN, FL 32011

2024

33-3N-25-0000-0006-0080

BUILDING CHARACTERISTICS

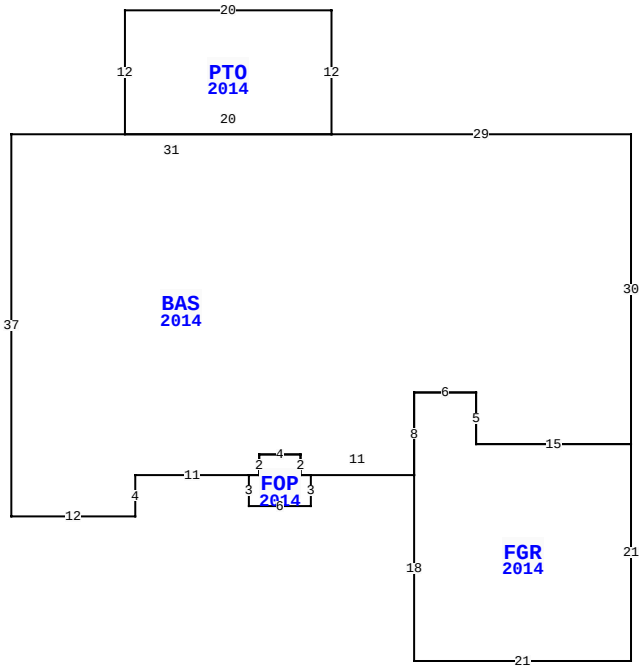
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	239,926
FGR	471	55	259	32,248
FOP	26	30	8	996
PTO	240	5	12	1,494
TOTALS	2,664		2,206	274,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	106.8200	133.52	294,545	2014	2014	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2017 Heated Area: 1927 HX Base Yr 2017



43279 RED DIRT RIDGE TRL, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
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		292,061
TOTAL MARKET OB/XF VALUE		5,236
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		477,297
SOH/AGL Deduction		224,731
ASSESSED VALUE		252,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,566
TOTAL JUST VALUE		477,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006916	25X19 FLORIDA ROO	15,247	06/11/2024
B1631911	GARAGE	44,186	03/01/2016
B1429356	CO ISSUED	0	12/22/2015
B1429356	NEW CONSTR	0	01/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2024/0007	1/13/2016	WD	Q	I	01	290,000
GRANTOR: EVITT JESSICA A						
GRANTEE: HALE MATTHEW S						
1935/1525	9/02/2014	WD	Q	V	01	80,000
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: EVITT JESSICA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 PTO=[YR=2014] N12 W20 S12 E20$ W31 S37 E12 N4 E11 FOP=[YR=2014] S3 E6 N3 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E11 FGR=[YR=2014] S18 E21 N21 W15 N5 W6 S8$ N8 E6 S5 E15 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0810	CONCRETE A	0	100	0	0	537.00	SF	6.50	6.50	100	2014	2014	3	95	3,316	

LAND DESCRIPTION

TOTAL OB/XF 5,236

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	000115	C	SFR ACRES	100		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	180,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 10.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS

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CALLAHAN, FL 32011

2024

33-3N-25-0000-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

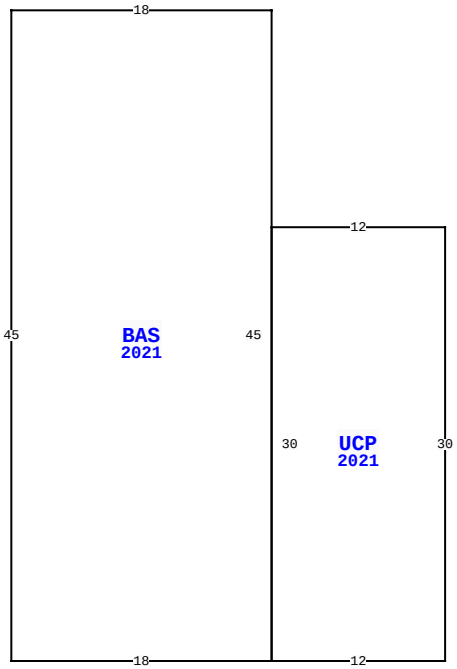
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	810	15,977
UCP	360	20	72	1,420
TOTALS	1,170		882	17,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	882	60.6096	21.21	18,707	2016	2016	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2017 Heated Area: 810 HX Base Yr 2017



43279 RED DIRT RIDGE TRL, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
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1935/1525	9/02/2014	WD	Q	V	01	80,000
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: EVITT JESSICA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 S45 E18 UCP=[YR=2021] E12 N30 W12 S30$ N45$.

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 01/14/2021 BY KWA Total Acres: 10.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS