PT OF LOT 11 PAR 7-3
ESMT OR 1627/1944
A E OGILIVE EST SUB PB 1/32

LANE KERMIT L/E/
55250 CUB COURT
CALLAHAN, FL 32011

2024

46-2N-25-0000-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

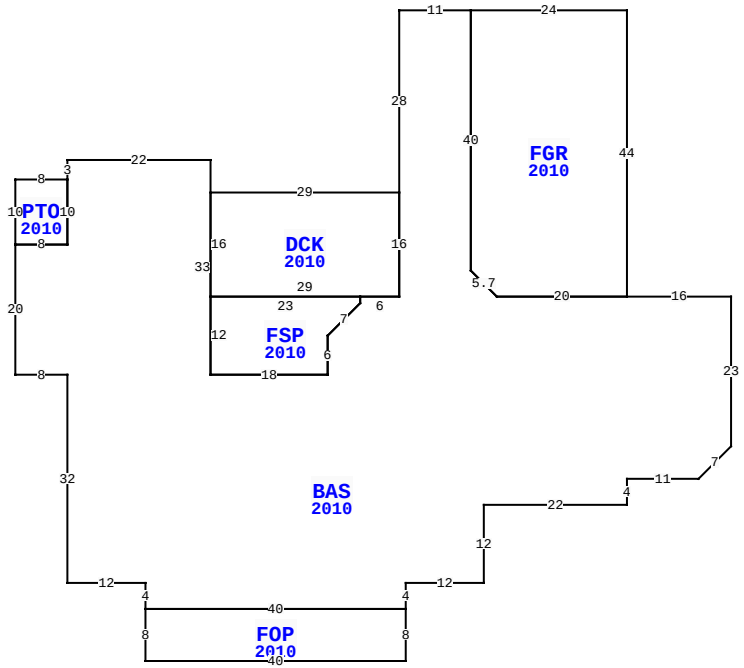
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,996	100	4,996	773,346
DCK	464	10	46	7,120
FGR	1,048	55	576	89,160
FOP	320	30	96	14,860
FSP	234	40	94	14,550
PTO	80	5	4	619
TOTALS	7,142		5,812	899,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,812	108.6278	162.94	947,007	2010	2012	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2011 Heated Area: 4996 HX Base Yr 2011



55250 CUB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		940,942
TOTAL MARKET OB/XF VALUE		23,277
TOTAL LAND VALUE - MARKET		72,100
TOTAL MARKET VALUE		1,036,319
SOH/AGL Deduction		614,741
ASSESSED VALUE		421,578
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		366,578
TOTAL JUST VALUE		1,036,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		853,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2209583	REPAIR/RRF	45,900	10/01/2022
C23172	CO ISSUED	0	11/03/2010
G01537	GAS	300	06/01/2010
M15316	H/AC	0	05/01/2010
E22586	ELEC OTHER	0	04/01/2010
P14149	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/11/2023	QC	U	I	11	100
GRANTOR: LANE KERMIT L/E						
GRANTEE: LANE KERMIT						
9999/9999	4/06/2017	CN	U	I	11	100
GRANTOR: LANE KERMIT						
GRANTEE: LANE KERMIT						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	6,580	
2	0803	ASPHALT C	0	100	0	0	12,649.00	SF	2.00	2.00	100	2010	2010	3	66	16,697	

BUILDING DIMENSIONS

BAS=[YR=2010] W16 FGR=[YR=2010] N44 W24 S40 R4 D4 E20$ W20 U4 L4 N40 W11 S28 DCK=[YR=2010] W29 S16 FSP=[YR=2010] S12 E18 N6 R5 U5 N1W23$ E29 N16$ S16 W6S1 D5 L5 S6 W18 N33 W22 S3 PTO=[YR=2010] W8 S10 E8 N10$ S10 W8 S20 E8 S32 E12 S4 FOP=[YR=2010] S8 E40 N8 W40$ E40 N4 E12 N12 E22 N4 E11 U5 R5 N23$.

LAND DESCRIPTION

TOTAL OB/XF 23,277

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	000100	C	SFR	100	0006	OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,100							

REVIEW DATE 08/01/2023 BY KW Total Acres: 2.06 Total Land Value: 72,100 Market: 0 Agricultural: 0 Common: 72,100 PRINTED 08/06/2024 BY SYS

PT OF LOT 11 PAR 7-3
ESMT OR 1627/1944
A E OGILIVE EST SUB PB 1/32

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

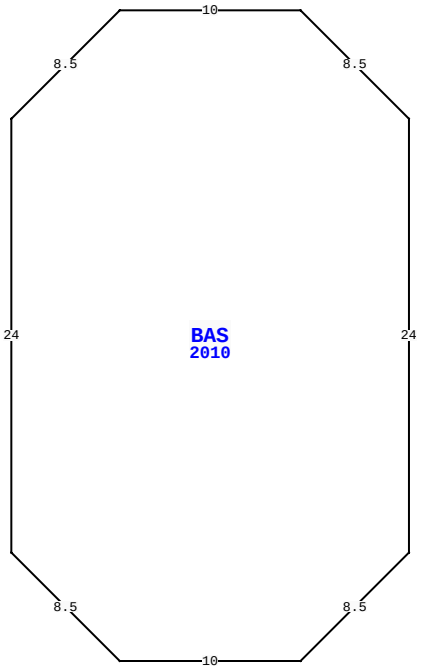
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	41,285
TOTALS	720		720	41,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	720	122.0000	61.00	43,920	2010	2010	0	0	0	6.00	94.00

3 ACCESORY U – 100% - 2011 Heated Area: 720 HX Base Yr 2011



55250 CUB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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Tax Group: 6	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		366,578
TOTAL JUST VALUE		1,036,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		853,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23173	XFOB	30,447	01/01/2010
B23172	NEW CONSTR	629,520	01/01/2010
WEL00549	XFOB	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/11/2023	QC	U	I	11	100
GRANTOR: LANE KERMIT L/E						
GRANTEE: LANE KERMIT						
9999/9999	4/06/2017	CN	U	I	11	100
GRANTOR: LANE KERMIT						
GRANTEE: LANE KERMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W10 D6 L6 S24 D6 R6 E10 U6 R6 N24 U6 L6 $.

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 08/01/2023 BY KW Total Acres: 2.06 Total Land Value: 72,100 Market: 0 Agricultural: 0 Common: 72,100 PRINTED 08/06/2024 BY SYS