

IN OR 1523/259
PARCEL 3 SEC 2-2N-25 &
PARCEL 7 SEC 3-2N-25

DAVIS LIVING TRUST/DAVIS KERRY L TRUSTEE
PO BOX 82
CALLAHAN, FL 32011-0082

2025

02-2N-25-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1993	1,565	180,256
FGR	462	55	1993	254	29,255
FOP	210	30	1993	63	7,256
FUS	740	100	1993	740	85,233
TOTALS	2,977			2,622	302,000

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 400.00	400.00
2	0810	CONCRETE A	0	100	20	12	240.00	SF 6.50	6.50
3	0811	CONCRETE B	0	100	0	0	882.00	SF 5.20	5.20
4	0681	POLE SHED	0	100	52	42	2,184.00	SF 15.00	15.00
5	0510	GARAGE WD-	0	100	36	28	1,008.00	SF 35.00	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.00
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,622	101.7600	134.32	352,187	1990	1995	0	0	14.25	85.75
1 SNGL FAM - 100% - 0 Heated Area: 2305 HX Base Yr 1989											

56952 DAVIS RD, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/21/2025 MLU				
					02/26/2025 KBA				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		302,000	
TOTAL MARKET OB/XF VALUE		31,501	
TOTAL LAND VALUE - MARKET		220,500	
TOTAL MARKET VALUE		382,296	
SOH/AGL Deduction		213,621	
ASSESSED VALUE		168,675	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		117,953	
TOTAL JUST VALUE		554,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2899	H/AC	2,500	02/02/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1523/0259	9/05/2007	WD	Q	I	01	100	
GRANTOR: DAVIS KERRY & CECILE							
GRANTEE: DAVIS KERRY L & CEC							
1494/0337	4/23/2007	QC	Q	I	01	100	
GRANTOR: DAVIS KERRY & CECILE							
GRANTEE: DAVIS KERRY & CECIL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 N1 W10 S1 W30 N5 W21 S31 E4 FOP=[YR=1993] S7 E30 N7 W30\$ E33 N2 E13 FGR=[YR=1993] S5 E22 N21 W22 S16\$N16 E22 N8\$ PTR= E20 FUS=[YR=1993] E37 S20 W37 N20\$ W20\$.									