LOT 1
IN OR 2166/353
EAST GRAY GABLES SUB PB 2/50

WILSON MARY DALE &/CAUDILL WILLIAM COY
540940 US HWY 1
CALLAHAN, FL 32011

2025

04-1N-25-2760-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

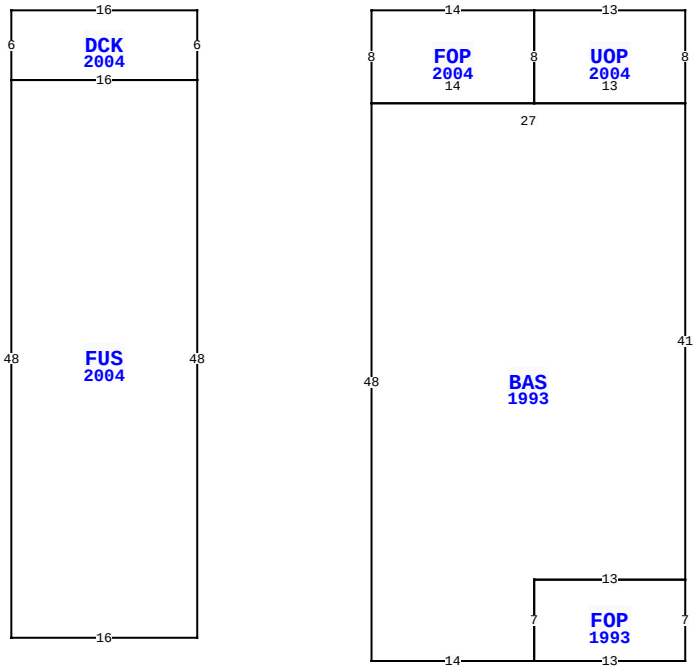
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1993	1,205	111,443
DCK	96	10	2004	10	925
FOP	91	30	1993	27	2,497
FOP	112	30	2004	34	3,144
FUS	768	100	2004	768	71,028
UOP	104	20	2004	21	1,943
TOTALS	2,376			2,065	190,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	91.2870	120.50	248,832	1955	1985	0	0	0	23.25	76.75

1 SNGL FAM – 100% - 1998 Heated Area: 1973 HX Base Yr 1998



540940 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		190,979
TOTAL MARKET OB/XF VALUE		977
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		236,956
SOH/AGL Deduction		160,666
ASSESSED VALUE		76,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,568
TOTAL JUST VALUE		236,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003773	REPAIR/RRF	0	05/05/2020
B1327492	CARPORT	7,677	07/01/2013
B25248	ADDITION	7,307	10/01/2011
6777	ADDITION	8,445	10/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/0353	12/15/2017	QC	U	I	11	100
GRANTOR: WILSON MARY DALE &						
GRANTEE: WILSON MARY D & WIL						
1788/1296	4/02/2012	QC	U	I	11	25,000
GRANTOR: WILSON MARY DALE & TA						
GRANTEE: WILSON MARY DALE &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W16 S6 FUS=[YR=2004] S48 E16 N48 W16 $ E16 N6 $ PTR= E15 FOP=[YR=2004] E14 UOP=[YR=2004] E13 S8 BAS=[YR=1993] S41 FOP=[YR=1993] S7 W13 N7 E13 $ W13 S7 W14 N48 E27 $ W13 N8 $ S8 W14 N8 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	198.00	SF	5.20	5.20	100	1999	1999	3	75	772	
2	1243	WD DECK F	0	100	16	8	128.00	SF	8.00	8.00	100	1999	1999	3	20	205	

LAND DESCRIPTION

TOTAL OB/XF 977

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	RES	100	0003	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS