LOT 4
IN OR 1838/1957
EAST GRAY GABLES SUB PB 2/50

ROWELL DORIS C
540998 US HWY 1
CALLAHAN, FL 32011

2025

04-1N-25-2760-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

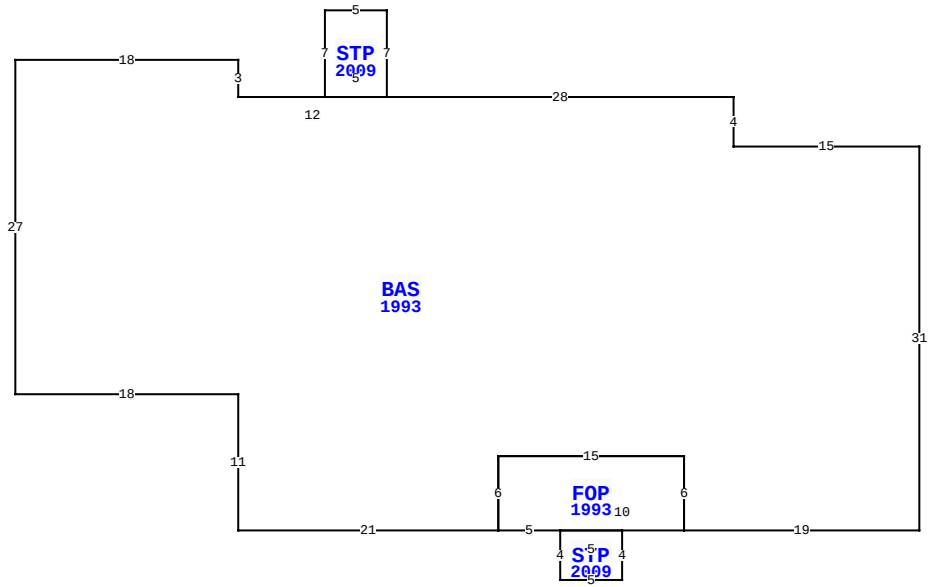
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,261	100	1993	2,261	154,058
FOP	90	30	1993	27	1,840
STP	20	10	2009	2	136
STP	35	10	2009	4	273
TOTALS	2,406			2,294	156,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	99.4700	99.47	228,184	1950	1970	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2013 Heated Area: 2261 HX Base Yr



540998 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		156,306
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		246,306
SOH/AGL Deduction		20,091
ASSESSED VALUE		226,215
TOTAL EXEMPTION VALUE	13	226,215
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		246,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/1957	2/05/2013	WD	U	I	30	57,500
GRANTOR: ROWELL AVERY L						
GRANTEE: ROWELL AVERY L & DO						
1826/1452	11/21/2012	WD	Q	I	02	115,000
GRANTOR: BLINSON CYNTHIA H						
GRANTEE: ROWELL AVERY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N4 W28 STP=[YR=2009] N7 W5 S7 E5$ W12 N3 W18 S27 E18 S11 E21 FOP=[YR=1993] E5 STP=[YR=2009] S4 E5 N4 W5$ E10 N6 W15 S6$ N6 E15 S6 E19 N31$.

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
1	000100	C	RES	100		RM	0.00	0.00	2.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 04/17/2020 BY KBA Total Acres: 2.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS