LOTS 21 22 23 & 24
PINE KNOLL SUB PB 4/5

POLAND ALBERT CAMILE III/POLAND MICHELLE LYNN
711 FENNEC FOX PRESERVE
CRESTVIEW, FL 32536

2025

04-1N-25-2800-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

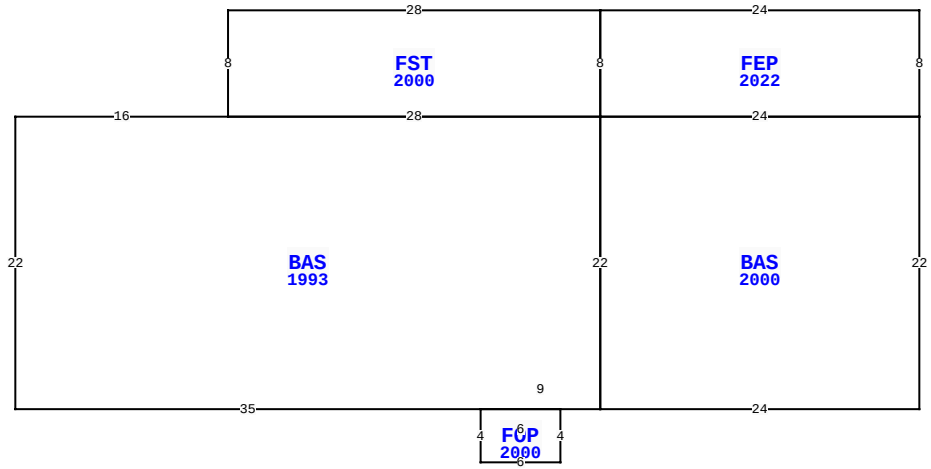
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	1993	968	107,909
BAS	528	100	2000	528	58,859
FEP	192	80	2022	154	17,167
FOP	24	30	2000	7	781
FST	224	55	2000	123	13,712
TOTALS	1,936			1,780	198,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	126.3900	126.39	224,974	1963	2000	0	0	0	11.80	88.20

1 SINGLE FAM – 0% - 2025 Heated Area: 1496 HX Base Yr



54038 CHARLES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	219,146
TOTAL MARKET OB/XF VALUE	10,159
TOTAL LAND VALUE - MARKET	63,450
TOTAL MARKET VALUE	292,755
SOH/AGL Deduction	0
ASSESSED VALUE	292,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,755
TOTAL JUST VALUE	292,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,183

30X24 MODULAR METAL GARAGE W(STICK BUILT 20X10 AD
1/23KW: MISC STRG CONTAINER = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012865	GARAGE	21,758	08/22/2022
B996215	ADDITION	24,000	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/29	3/11/2024	WD	U	I	11	100
GRANTOR: POLAND ALBERT C						
GRANTEE: POLAND ALBERT CAMIL						
2414/1965	11/16/2020	WD	Q	I	02	210,000
GRANTOR: FERGUSON HEATHE & ELI						
GRANTEE: POLAND ALBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2022] W24 FST=[YR=2000] W28 S8 BAS=[YR=1993] W16 S22 E35 FOP=[YR=2000] S4 E6 N4 W6$ E9 BAS=[YR=2000] E24 N22 W24 S22$ N22 W28$ E28 N8$ S8 E24 N8$.

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	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2000	2000	3	27	5,670	
2	0811	CONCRETE B	0	0	0	0	685.00	SF	5.20	5.20	100	2000	2000	3	77	2,743	
3	0855	CONC PAVER	0	0	45	4	180.00	SF	10.00	10.00	100	2019	2019	3	97	1,746	

LAND DESCRIPTION

TOTAL OB/XF 10,159

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	0	0005	RM	300.00	205.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 01/04/2023 BY KW Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS

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PINE KNOLL SUB PB 4/5

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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 100
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

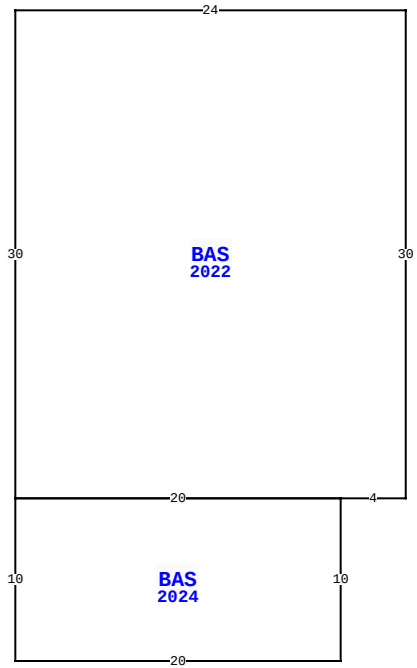
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2022	720	16,215
BAS	200	100	2024	200	4,504
TOTALS	920			920	20,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	920	62.1000	22.98	21,142	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 2025 Heated Area: 920 HX Base Yr



54038 CHARLES ST, CALLAHAN

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GRANTEE: POLAND ALBERT CAMIL						
2414/1965	11/16/2020	WD	Q	I	02	210,000
GRANTOR: FERGUSON HEATHE & ELI						
GRANTEE: POLAND ALBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W24 S30 E20 E4 N30 $
BAS=[YR=2024;ORIG=-24,30] E20 S10 W20 N10 $
.

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 01/04/2023 BY KW Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS