PT OF S 1/2 OF SE 1/4
IN OR 545 PG 576
PARCELS 4-6 & 4-7

DAVIS GEORGE W & NANCY L L/E/
66084 MOUNTAIN BROOK TRAIL
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

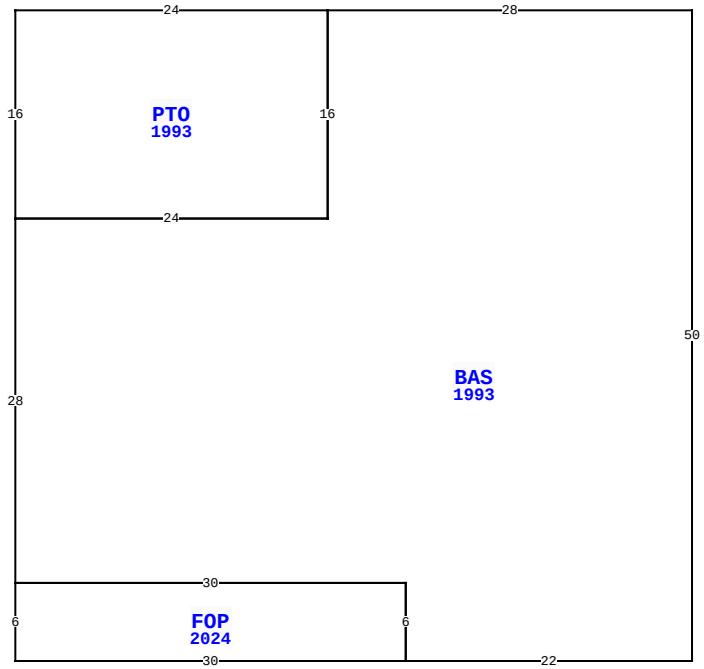
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100	1993	2,036	199,339
FOP	180	30	2024	54	5,287
PTO	384	5	1993	19	1,860
TOTALS	2,600			2,109	206,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	116.2084	116.21	245,087	1982	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 1989 Heated Area: 2036 HX Base Yr 1989



66084 MOUNTAIN BROOK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,166
TOTAL MARKET OB/XF VALUE		3,854
TOTAL LAND VALUE - MARKET		547,380
TOTAL MARKET VALUE		774,400
SOH/AGL Deduction		620,318
ASSESSED VALUE		154,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,360
TOTAL JUST VALUE		774,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,237

GARAGE (30X24)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12210	GARAGE (30X24)	14,000	09/22/2023
B22717	REMODEL	1,000	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/276	8/03/2023	LE	U	I	11	100
GRANTOR: DAVIS GEORGE W & NANC						
GRANTEE: BRIDGES CHRISTINE						
0545/0576	6/13/1988	WD	Q	I		78,000
GRANTOR: CREWS ROGER D						
GRANTEE: DAVIS GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 S16 W24 S28 E30 S6 E22 N50 $
PTO=[YR=1993;ORIG=-28,0] W24 S16 E24 N16 $
FOP=[YR=2024;ORIG=-52,44] S6 E30 N6 W30 $
.

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	68.00	SF	6.50	6.50	100	2010	2010	3	90	398	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2010	2010	3	40	3,456	

LAND DESCRIPTION

TOTAL OB/XF 3,854

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	0005	CG	0.00	0.00	174,960.00	SF		1.00	1.00	1.00	3.00	3.00	524,880							
2	000100	C	RES	100		OR			0.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,500							

REVIEW DATE 01/30/2024 BY KW Total Acres: 174,960.50 Total Land Value: 547,380 Market: 0 Agricultural: 0 Common: 547,380 PRINTED 07/30/2025 BY SYS

PT OF S 1/2 OF SE 1/4
IN OR 545 PG 576
PARCELS 4-6 & 4-7

DAVIS GEORGE W & NANCY L L/E/
66084 MOUNTAIN BROOK TRAIL
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0060

NASSAU COUNTY PROPERTY

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
Quality	06	Quality Level 06

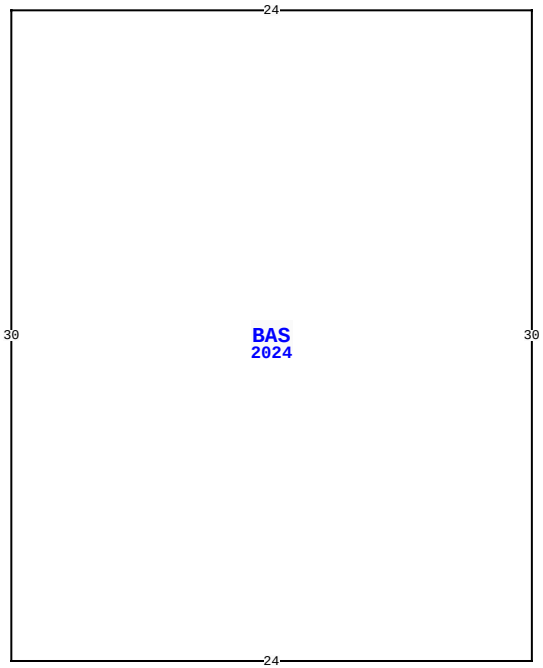
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,680
TOTALS	720			720	16,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 720 HX Base Yr 1989



66084 MOUNTAIN BROOK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		223,166
TOTAL MARKET OB/XF VALUE		3,854
TOTAL LAND VALUE - MARKET		547,380
TOTAL MARKET VALUE		774,400
SOH/AGL Deduction		620,318
ASSESSED VALUE		154,082
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,360
TOTAL JUST VALUE		774,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/276	8/03/2023	LE	U	I	11	100
GRANTOR: DAVIS GEORGE W & NANC						
GRANTEE: BRIDGES CHRISTINE						
0545/0576	6/13/1988	WD	Q	I		78,000
GRANTOR: CREWS ROGER D						
GRANTEE: DAVIS GEORGE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S30 W24 N30 $
.

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 01/30/2024 BY KW Total Acres: 174,960.50 Total Land Value: 547,380 Market: 0 Agricultural: 0 Common: 547,380 PRINTED 07/30/2025 BY SYS