

DOWNS SHERRY
54189 HONEYSUCKLE LN
CALLAHAN, FL 32011

08-3N-24-2380-0075-0020

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 5005DRYWALL 5009PINE WOOD 100NEWN/A 003CENTRAL 10004AIR DUCTED 1002 1001 10002WOOD FRAME 1001. 1. 1000 100Quality01Quality Level 01DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA06NEIGHBORHOOD/LOC6001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS828100199382863,346BAS240100200124018,361FSP84401993342,601FSP192401993775,891TOTALS1,3441,17990,199

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA0100011,17994.4460EFF. BASE RATE94.45REPL. COST NEW111,357AYB1977EYB1977ECON0FNCT0NORM0% COND81.001 SINGLE FAM - 0% - 2025Heated Area: 1068HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION BYTax Group: 3Tax Dist:BUILDING MARKET VALUE90,199TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET24,500TOTAL MARKET VALUE114,699SOH/AGL Deduction0ASSESSED VALUE114,699TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE114,699TOTAL JUST VALUE114,699NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE164,008

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE2741/4158/28/2024WDUII11100GRANTOR:HIGGINBOTHAM WAYNE &GRANTEE:DOWNS SHERRY2256/13672/21/2019SWUII3752,500GRANTOR:FIRST COAST INCGRANTEE:HIGGINBOTHAM WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=64,6] W14 N6 W10 S38 E24 N20 N12 \$ FSP=[YR=1993;ORIG=50,0] E14 S6 W14 N6 \$ FSP=[YR=1993;ORIG=40,38] E24 S8 W24 N8 \$ BAS=[YR=2001;ORIG=64,18] E12 S20 W12 N20 \$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES00005R-370.00105.0070.00FF1.001.001.00350.00350.0024,500

REVIEW DATE07/11/2025BYWWTotal Acres: 0.00Total Land Value: 24,500Market: 0Agricultural: 0Common: 24,500PRINTED 07/30/2025 BY SYS