PT OF SEC 9-1N-25E
IN OR 1721/1077 & OR 2664/1875
ESMT IN OR 1499/325

FRIDLEY CYNTHIA RAE & JOSEPH A
55007 HACKS PARADISE
CALLAHAN, FL 32011

2025

09-1N-25-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

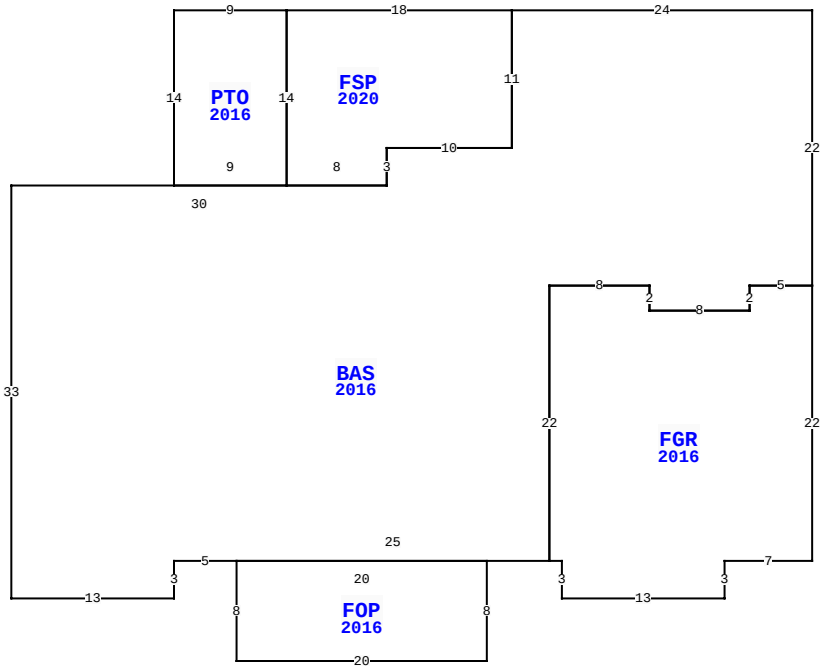
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	2016	1,879	251,339
FGR	485	55	2016	267	35,714
FOP	160	30	2016	48	6,420
FSP	222	40	2020	89	11,905
PTO	126	5	2016	6	803
TOTALS	2,872			2,289	306,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	107.8000	142.30	325,725	2016	2016	0	0	0	6.00	94.00

3 SNGL FAM – 100% - 2017 Heated Area: 1879 HX Base Yr 2017



55007 HACKS PARADISE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		499,782
TOTAL MARKET OB/XF VALUE		84,803
TOTAL LAND VALUE - MARKET		276,315
TOTAL MARKET VALUE		860,900
SOH/AGL Deduction		317,425
ASSESSED VALUE		543,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		492,753
TOTAL JUST VALUE		860,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010569	ADDITION	4,830	11/02/2020
18002395	CO ISSUED	0	03/07/2018
17009409	NEW CONSTR	140,656	10/24/2017
B1531386	CO ISSUED	0	01/20/2016
B1531386	NEW CONSTR	231,980	11/01/2015
B24573	GARAGE	93,744	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/1875	9/05/2023	WD	U	I	11	100
GRANTOR: WALKER MELINDA						
GRANTEE: FRIDLEY JOSEPH A &						
2638/1523	5/12/2023	WD	P	I	98	180,000
GRANTOR: WALKER MELINDA						
GRANTEE: FRIDLEY JOSEPH A &						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	3,392.00	SF	4.00	4.00	100	2007	2007	3	87	11,804	
2	0510	GARAGE WD-	0	100	30	80	2,400.00	SF	28.00	28.00	100	2011	2011	3	60	40,320	
3	0811	CONCRETE B	0	100	0	0	1,016.00	SF	5.20	5.20	100	2016	2016	3	95	5,019	
4	0680	POLE SHED	0	100	40	50	2,000.00	SF	10.00	10.00	100	2021	2021	3	93	18,600	
5	0681	POLE SHED	0	100	34	30	1,020.00	SF	15.00	15.00	100	2024	1964		20	3,060	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2020] W18 PTO=[YR=2016] W9 S14 E9 N14$ S14 E8 N3 E10 N11$ S11 W10 S3 W30 S33 E13 N3E5 FOP=[YR=2016] S8 E20 N8 W20 $E25 FGR=[YR=2016] E1 S3 E13 N3 E7 N22 W5 S2 W8 N2 W8 S22$ N22 E8 S2 E8 N2 E5 N22$.

LAND DESCRIPTION

TOTAL OB/XF 84,803

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		OR	0.00	0.00	6.88	AC		1.00	1.00	1.00	19,500.00	19,500.00	134,160							
2	000100	C	RES	100		OR			7.29	AC		1.00	1.00	1.00	19,500.00	19,500.00	142,155							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 14.17 Total Land Value: 276,315 Market: 0 Agricultural: 0 Common: 276,315 PRINTED 07/30/2025 BY SYS

PT OF SEC 9-1N-25E
IN OR 1721/1077 & OR 2664/1875
ESMT IN OR 1499/325

FRIDLEY CYNTHIA RAE & JOSEPH A
55007 HACKS PARADISE
CALLAHAN, FL 32011

2025

09-1N-25-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

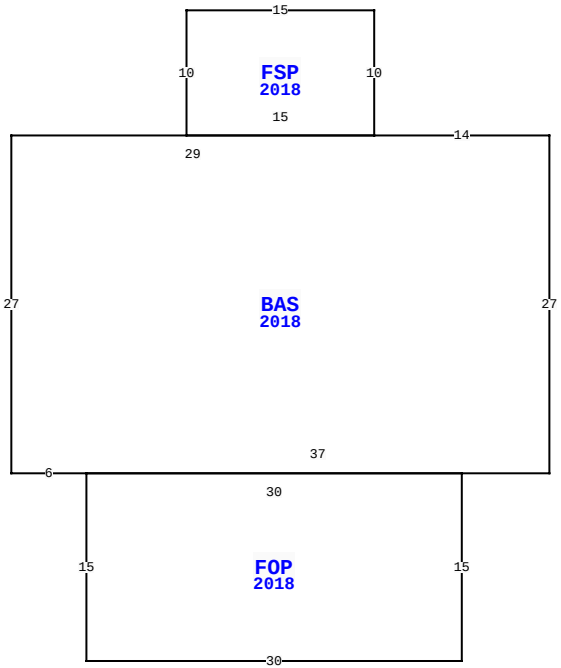
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,161	100	2018	1,161	165,759
FOP	450	30	2018	135	19,275
FSP	150	40	2018	60	8,566
TOTALS	1,761			1,356	193,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,356	149.5000	149.50	202,722	2018	2018	0	0	0	4.50	95.50

4 SINGLE FAM – 100% - 2017 Heated Area: 1161 HX Base Yr 2017



55007 HACKS PARADISE, CALLAHAN

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XF DATE		LAND DATE	05/30/2025 MLU
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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		492,753
TOTAL JUST VALUE		860,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19420	ELEC OTHER	0	06/01/2007
M12990	MECH OTHER	0	06/01/2007
P12480	OTHER	0	06/01/2007
C4954	CO ISSUED	0	01/01/2007
MH4954	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2664/1875	9/05/2023	WD	U	I	11	100
GRANTOR: WALKER MELINDA						
GRANTEE: FRIDLEY JOSEPH A &						
2638/1523	5/12/2023	WD	P	I	98	180,000
GRANTOR: WALKER MELINDA						
GRANTEE: FRIDLEY JOSEPH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FSP=[YR=2018] N10 W15 S10 E15$ W29 S27 E6
FOP=[YR=2018] S15 E30 N15 W30$ E37 N27$.

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 01/06/2023 BY KWA Total Acres: 14.17 Total Land Value: 276,315 Market: 0 Agricultural: 0 Common: 276,315 PRINTED 07/30/2025 BY SYS