PT LOTS 35, 36, & 45
IN OR 470/274 BEING ONLY PARCEL
PT IN OR 470/274

LAKHAN ANDREW L/ARMOGAN SHYRAZ
447063 US HWY 301
CALLAHAN, FL 32011

2025

11-1N-24-2180-0035-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

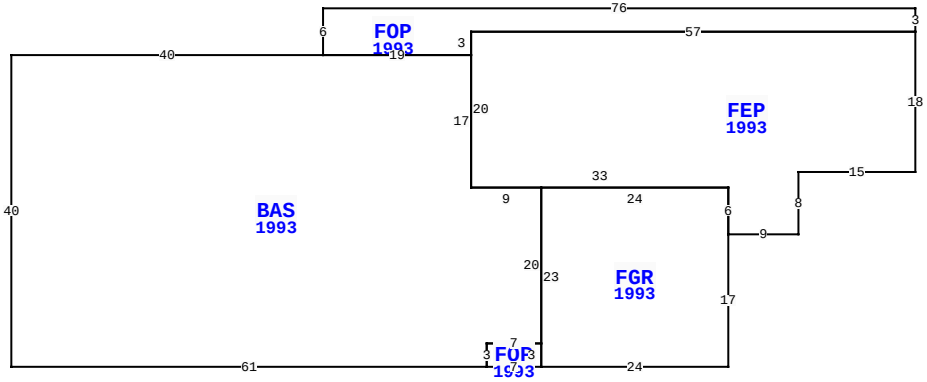
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,546	100	1993	2,546	169,346
FEP	1,164	80	1993	931	61,925
FGR	552	55	1993	304	20,220
FOP	21	30	1993	6	399
FOP	285	30	1993	86	5,720
TOTALS	4,568			3,873	257,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,873	96.3000	96.30	372,970	1968	1973	0	0	0	30.93	69.07

1 SINGLE FAM – 17% - 0 Heated Area: 2546 HX Base Yr



447063 US HWY 301, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,650
TOTAL MARKET OB/XF VALUE		4,252
TOTAL LAND VALUE - MARKET		65,700
TOTAL MARKET VALUE		335,602
SOH/AGL Deduction		91,889
ASSESSED VALUE		243,713
TOTAL EXEMPTION VALUE	HA HAB WR	19,888
BASE TAXABLE VALUE		223,825
TOTAL JUST VALUE		335,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,825

ROOF REPAIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009359	ROOF REPAIR	4,000	07/21/2023
R1615174	REPAIR/RRF	6,000	08/31/2016
E23126	ELEC OTHER	0	12/01/2010
E0311906	CHNGE SRVC	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2667/835	9/14/2023	QC	U	I	11	100
GRANTOR: LAKHAN WALTER						
GRANTEE: LAKHAN ANDREW						
2667/832	9/14/2023	QC	U	I	11	100
GRANTOR: LAKHAN SABINA						
GRANTEE: LAKHAN ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W76 S6 BAS=[YR=1993] W40 S40 E61 FOP=[YR=1993] E7 FGR=[YR=1993] E24 N17 FEP=[YR=1993] E9 N8 E15 N18 W57 S20 E33 S6 $ N6 W24 S23 $ N3 W7 S3 $ N3 E7 N20 W9 N17 W19 $ E19 N3 E57 N3 $.

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	0811	CONCRETE B	0	17	0	0	800.00	SF	5.20	5.20	100	1981	1981	3	32.5	1,352	
2	0810	CONCRETE A	0	17	0	0	250.00	SF	6.50	6.50	100	1980	1980	3	30	488	
3	0810	CONCRETE A	0	17	0	0	140.00	SF	6.50	6.50	100	1980	1980	3	30	273	
4	0500	FP-PRE FAB	0	17	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064	
5	1127	BRICK 8"	0	17	0	0	362.00	SF	5.50	5.50	100	1970	1970	3	54	1,075	

LAND DESCRIPTION

TOTAL OB/XF 4,252

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	17	0004	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	45,000.00	45,000.00	65,700							

REVIEW DATE 06/16/2023 BY WWA Total Acres: 1.46 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 07/30/2025 BY SYS

PT LOTS 35, 36, & 45
IN OR 470/274 BEING ONLY PARCEL
PT IN OR 470/274

LAKHAN ANDREW L/ARMOGAN SHYRAZ
447063 US HWY 301
CALLAHAN, FL 32011

2025

11-1N-24-2180-0035-0010

BUILDING CHARACTERISTICS

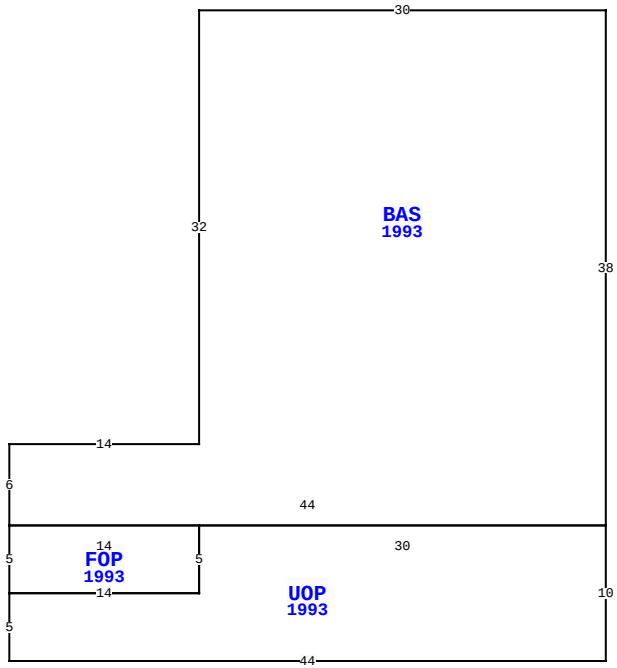
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	7,461
FOP	70	30	1993	21	128
UOP	370	20	1993	74	451
TOTALS	1,664			1,319	8,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,319	32.9400	12.19	16,079	1970	1970	0	0	0	50.00	50.00

2 GARAGE RES – 17% - 0 Heated Area: 1224 HX Base Yr



447063 US HWY 301, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,650
TOTAL MARKET OB/XF VALUE		4,252
TOTAL LAND VALUE - MARKET		65,700
TOTAL MARKET VALUE		335,602
SOH/AGL Deduction		91,889
ASSESSED VALUE		243,713
TOTAL EXEMPTION VALUE	HA HAB WR	19,888
BASE TAXABLE VALUE		223,825
TOTAL JUST VALUE		335,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2667/835	9/14/2023	QC	U	I	11	100
GRANTOR: LAKHAN WALTER						
GRANTEE: LAKHAN ANDREW						
2667/832	9/14/2023	QC	U	I	11	100
GRANTOR: LAKHAN SABINA						
GRANTEE: LAKHAN ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S32 W14 S6 FOP=[YR=1993] S5 UOP=[YR=1993] S5 E44 N10 W30 S5 W14 $ E14 N5 W14 $ E44 N38 $.

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 06/16/2023 BY WWA Total Acres: 1.46 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700 PRINTED 07/30/2025 BY SYS