IN OR 1249/1235

MATTHEWS GORDON A & CONNIE L
45340 MATTHEWS PLACE
CALLAHAN, FL 32011

2025

13-2N-24-0000-0002-0540

BUILDING CHARACTERISTICS

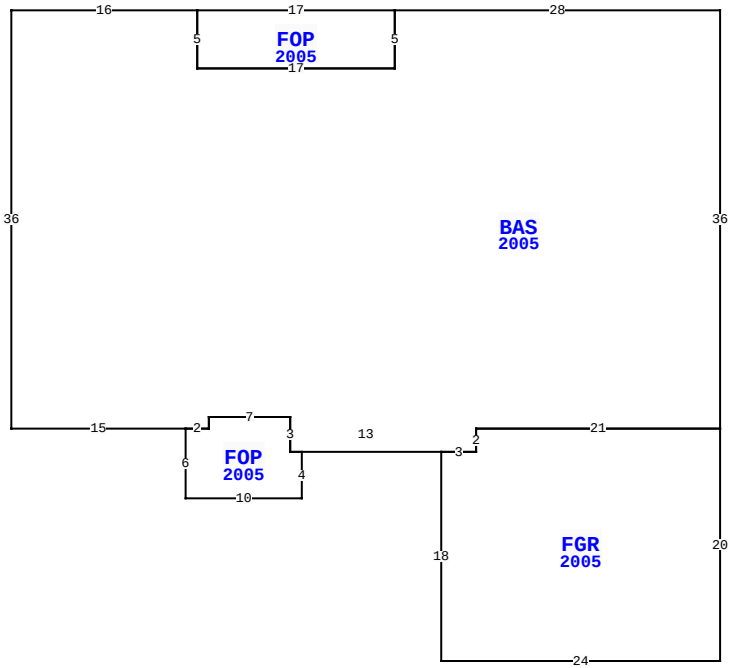
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2005	2,136	243,533
FGR	474	55	2005	261	29,758
FOP	65	30	2005	20	2,280
FOP	85	30	2005	26	2,964
TOTALS	2,760			2,443	278,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	100.7244	132.96	324,821	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2136 HX Base Yr 2006



45340 MATTHEWS PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		278,534
TOTAL MARKET OB/XF VALUE		19,042
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		344,376
SOH/AGL Deduction		185,427
ASSESSED VALUE		158,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,227
TOTAL JUST VALUE		344,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13961	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/1235	7/30/2004	QC	Q	V	01	100

GRANTOR: MATTHEWS JOHN ETAL

GRANTEE: MATTHEWS GORDON & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 FOP=[YR=2005] W17 S5 E17 N5$ S5 W17 N5 W16 S36 E15 FOP=[YR=2005] S6 E10 N4 W1 N3 W7 S1 W2$ E2 N1 E7 S3 E13 FGR=[YR=2005] S18 E24 N20 W21 S2 W3$ E3 N2 E21 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	25	24	600.00	SF	2.91	2.91	100	2005	2005	3	84	1,468	
3	0810	CONCRETE A	0	100	0	0	1,016.00	SF	6.50	6.50	100	2005	2005	3	84	5,547	
4	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	2007	2007	3	87	3,619	
5	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2025	2017		74	5,328	

LAND DESCRIPTION

TOTAL OB/XF 19,042

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	0007	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 10/08/2020 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS