LOT 26
CALLAHAN PINES PB 5/285-286

LEE JOSEY/KELLY DILLON
45231 KERI BLVD
CALLAHAN, FL 32011

**2025**

**13-2N-24-0212-0026-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

45231 KERI BLVD, 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 12,000 |
| TOTAL LAND VALUE - MARKET | 53,550 |
| TOTAL MARKET VALUE | 65,550 |
| SOH/AGL Deduction | 11,191 |
| ASSESSED VALUE | 54,359 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 54,359 |
| TOTAL JUST VALUE | 65,550 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 66,588 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250004151 | REPLACEMENT DOUBL | 0 | 04/21/2025 |
| MH250003019 | REPLACEMENT DOUBL | 0 | 03/25/2025 |
| B240013281 | DEMOLITION OF MH. | 7,800 | 11/27/2024 |
| 8464 | MH MOVE-ON | 3,500 | 03/06/1991 |
| 8367 | MH MOVE-ON | 5,000 | 11/13/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2798/135 | 6/20/2025 | WD | Q | I | 01 | 285,000 |
| GRANTOR: CHANCEY INVESTMENTS L | | | | | | |
| GRANTEE: LEE JOSEY | | | | | | |
| 2680/1406 | 11/15/2023 | WD | Q | I | 01 | 85,000 |
| GRANTOR: GLISSON SIDNEY & APRI | | | | | | |
| GRANTEE: CHANCEY INVESTMENTS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 1982 | | 100 | 6,000 | |
| 3 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 1982 | | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.19 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 53,550 | | | | | | | |

REVIEW DATE 05/29/2025 BY WW Total Acres: 1.19 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 07/30/2025 BY SYS