

E 300 FT OF N1/2 OF SW1/4
OF NW1/4
IN OR 2072/496

MAXWELL DONALD L & CHRISTINA M
55103 MT OLIVE RD
CALLAHAN, FL 32011

2025

14-2N-25-0000-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	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	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100	1993	1,530	133,979
BAS	720	100	2007	720	63,049
BAS	408	100	2017	408	35,728
FEP	400	80	1993	320	28,022
FOP	180	30	1993	54	4,729

TOTALS	3,238			3,032	265,506
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	150	10	1,500.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0	2,984.00	SF	4.00
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50
6	0463	FENCE GATE	0	100	0	0	1.00	UT	75.00
7	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	4.59

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,032	119.1400	119.14	361,232	1981	1991	0	0	0 26.50	73.50
1 SINGLE FAM - 100% - 2017											
Heated Area: 2658											
HX Base Yr 2017											

55103 MT OLIVE RD, CALLAHAN	BLD DATE 06/18/2008	JW	LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	150	10	1,500.00	SF	4.00	4.00	100	1984	1984	3	41	2,460	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
3	0812	CONCRETE C	0	100	0	0	2,984.00	SF	4.00	4.00	100	1987	1987	3	49.5	5,908	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000	
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	2005	2005	3	22	1,236	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	75.00	75.00	100	1985	1985	3	21	16	
7	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	100	1981	1981	3	73.5	243	

TOTAL OB/XF										12,753									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100		OR	0.00	0.00	4.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	137,700		

Total Acres: 4.59	Total Land Value: 137,700	Market: 0	Agricultural: 0	Common: 137,700
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										271,202									
TOTAL MARKET OB/XF VALUE										12,753									
TOTAL LAND VALUE - MARKET										137,700									
TOTAL MARKET VALUE										421,655									
SOH/AGL Deduction										190,146									
ASSESSED VALUE										231,509									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										180,787									
TOTAL JUST VALUE										421,655									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										355,238									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633443	ADDITION	38,076	11/01/2016
M961924	H/AC	0	10/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/0496	9/15/2016	WD	Q	I	01	255,000
GRANTOR: CAMPBELL THOMAS G &						
GRANTEE: MAXWELL DONALD L &						
1912/1102	4/08/2014	QC	U	I	11	100
GRANTOR: CAMPBELL THOMAS G & B						
GRANTEE: CAMPBELL THOMAS G &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W23 FEP=[YR=1993] N16 W25 S16 E25 \$ W30									
BAS=[YR=2007] W24 S3 BAS=[YR=2017] W17 S24 E17 N24\$ S27 E24									
FOP=[YR=1993] S4 E30 N6 W30 S2 \$ N30 \$ S28 E30 S2 E23 N30 \$.									

MAXWELL DONALD L & CHRISTINA M
55103 MT OLIVE RD
CALLAHAN, FL 32011

14-2N-25-0000-0006-0010

[illegible]