

RHYMES CLEON & PAMELA
55054 MOUNT OLIVE ROAD
CALLAHAN, FL 32011

14-2N-25-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10012HARDWOOD 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms5 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00BAS264100199326423,802BAS1,53610019931,536138,486FOP303019939811FOP70301993211,893TOTALS1,9001,830164,993EXTRA FEATURES

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,830112.0000112.00204,960195819750019.5080.50Heated Area: 1800HX Base Yr 2008BAS1993FOP1993BAS1993FOP1993BLD DATEXF DATEINC DATELGL DELAND DATEAG DATENOTES

NASSAU COUNTY PROPERTY VALUATION SUMMARYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE164,993TOTAL MARKET OB/XF VALUE511TOTAL LAND VALUE - MARKET71,100TOTAL MARKET VALUE236,604SOH/AGL Deduction122,258ASSESSED VALUE114,346TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE63,624TOTAL JUST VALUE236,604NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE213,041SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / VRSNSALE PRICE1476/02792/02/2007WDQI64,800GRANTOR: ARMSTRONG JOHN F SR & GRANTEE: RHYMES CLEON & PAME0687/17889/07/1993WDAQI64,800GRANTOR: LINDSEY CHARLES & P GRANTEE: ARMSTRONG JOHN SRRBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W25 FOP=[YR=1993] N7 W10 S7 E10\$ W35 S30 E41 FOP=[YR=1993] S5 E6 N5 W6\$ E7BAS=[YR=1993] E12 N22 W12 S22\$ N22E12 N8\$.LAND DESCRIPTIONTOTAL OB/XF511LNUSE CLSLAND USECAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJPRIADJPRILAND OTHER AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES100OR0.000.001.58AC1.001.001.0045,000.0045,000.0071,100REVIEW DATE 12/02/2019 BY TWA Total Acres: 1.58 Total Land Value: 71,100 Market: 0 Agricultural: 0 Common: 71,100 PRINTED 07/30/2025 BY SYS