PT OF LOT 1200 & ESMT IN
OR 1939/1079
& PT 29TH ST ABND BY

SUTTON NICHOLAS P & CRYSTAL D
32448 FOX DEN LN
CALLAHAN, FL 32011

2025

15-1N-24-2180-1200-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

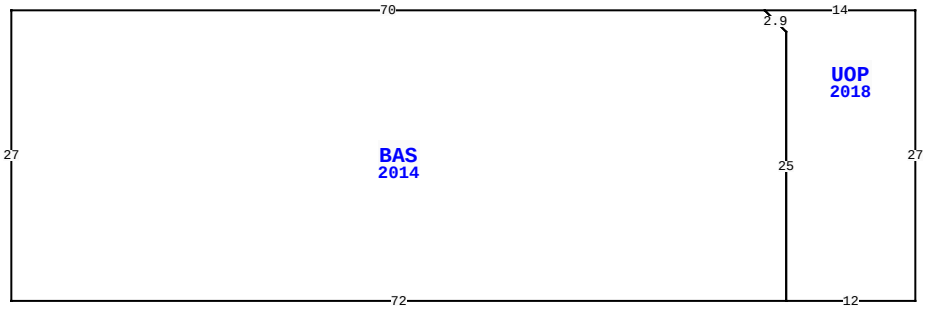
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2014	1,942	194,957
UOP	326	25	2018	82	8,232
TOTALS	2,268			2,024	203,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,024	116.8000	105.12	212,763	2014	2014	0	0	0	4.50	95.50

1 SFR MODULR – 100% - 2015 Heated Area: 1942 HX Base Yr 2015



32448 FOX DEN LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,856
TOTAL MARKET OB/XF VALUE		10,573
TOTAL LAND VALUE - MARKET		157,200
TOTAL MARKET VALUE		280,888
SOH/AGL Deduction		112,487
ASSESSED VALUE		168,401
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,679
TOTAL JUST VALUE		391,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001568	GARAGE	47,756	03/01/2018
B1429453	MODULAR HM	0	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1079	9/24/2014	WD	U	V	37	145,000

GRANTOR: DIPERNA TERENCE SR
GRANTEE: SUTTON NICHOLAS P &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W14 BAS=[YR=2014] W70 S27 E72 N25 U2 L2 $ D2 R2 S25 E12 N27$.

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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2014	2014	3	60	1,152	
2	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	2018	2018	3	97	4,721	
3	0351	CARPORT MT	0	100	44	18	792.00	SF	6.90	6.90	100	2020	2020	3	86	4,700	

LAND DESCRIPTION

TOTAL OB/XF 10,573

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	390.00	390.00	1,459							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	112,200							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 4.74 Total Land Value: 46,459 Market: 112,200 Agricultural: 1,459 Common: 45,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

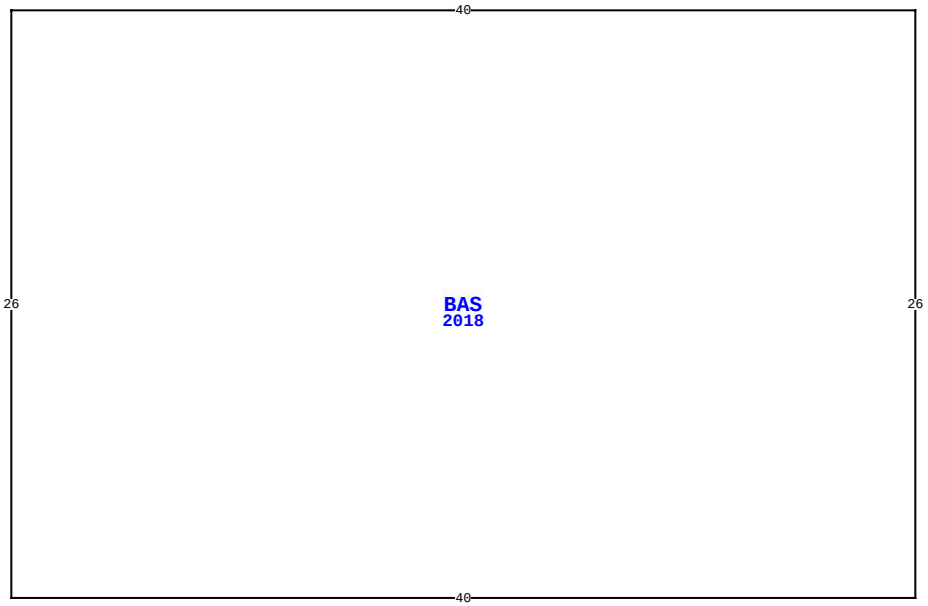
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2018	1,040	20,667
TOTALS	1,040			1,040	20,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	21.14	21,986	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2015 Heated Area: 1040 HX Base Yr 2015



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GRANTOR: DIPERNA TERENCE SR
GRANTEE: SUTTON NICHOLAS P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S26 E40 N26$.

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 02/14/2024 BY KBA Total Acres: 4.74 Total Land Value: 46,459 Market: 112,200 Agricultural: 1,459 Common: 45,000 PRINTED 07/30/2025 BY SYS