PT OF LOT 1257
IN SEC 15-1N-24E
IN OR 2552/196

LINDSEY CHARLES R JR & DIANDRA LYNN
33282 RUSTIC CYPRESS TRL
CALLAHAN, FL 32011

2025

15-1N-24-2180-1257-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

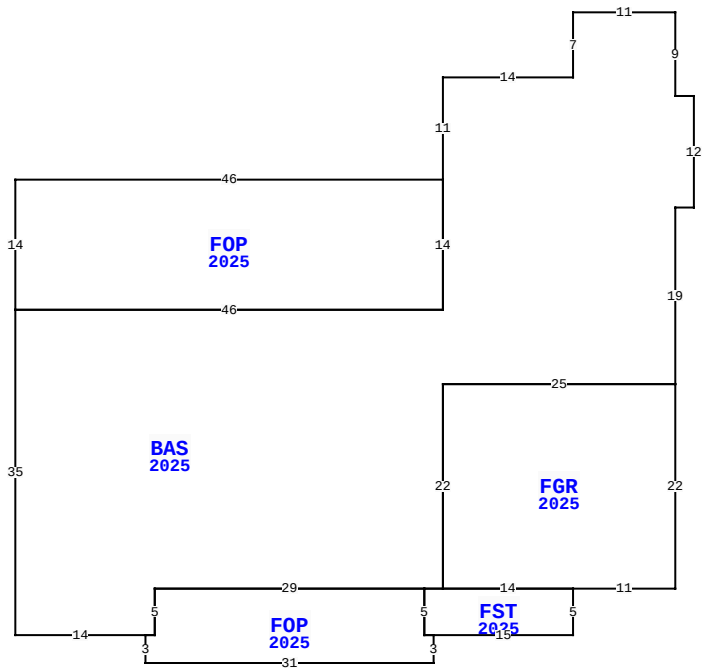
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,381	100	2025	2,381	369,531
FGR	550	55	2025	302	46,870
FOP	238	30	2025	71	11,019
FOP	644	30	2025	193	29,954
FST	80	55	2025	44	6,829
TOTALS	3,893			2,991	464,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,991	98.2300	155.20	464,203	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2381 HX Base Yr 2025



US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		504,765
TOTAL MARKET OB/XF VALUE		8,370
TOTAL LAND VALUE - MARKET		84,960
TOTAL MARKET VALUE		598,095
SOH/AGL Deduction		67,552
ASSESSED VALUE		530,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		479,821
TOTAL JUST VALUE		598,095
NCON VALUE		472,573
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011616	NSFR T-3892 H-238	463,472	10/16/2024
B230014531		463,472	11/09/2023
22008510	GARAGE	64,731	06/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0196	4/01/2022	SW	U	V	11	100
GRANTOR: LINDSEY JAMES & CHARL						
GRANTEE: LINDSEY CHARLES RIC						
2407/0048	10/05/2020	SW	Q	V	05	46,200
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: LINDSEY JAMES & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=130,-4] W11 S7 W14 S11 S14 W46 S35 E14 E1
N5 E29 E2 N22 E25 N19 E2 N12 W2 N9 $
FGR=[YR=2025;ORIG=105,36] E25 S22 W11 W14 N22 $
FST=[YR=2025;ORIG=119,58] W14 W2 S5 E1 E15 N5 $
FOP=[YR=2025;ORIG=59,28] E46 N14 W46 S14 $
FOP=[YR=2025;ORIG=74,58] E29 S5 E1 S3 W31 N3 E1 N5 $
.

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	0810	CONCRETE A	0	100	0	0	980.00	SF	6.50	6.50	100	2025	2024		100	6,370	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 8,370

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		OR	0.00	0.00	3.54	AC		1.00	1.00	0.80	30,000.00	24,000.00	84,960							

REVIEW DATE 01/03/2025 BY WW Total Acres: 3.54 Total Land Value: 84,960 Market: 0 Agricultural: 0 Common: 84,960 PRINTED 07/30/2025 BY SYS

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IN SEC 15-1N-24E
IN OR 2552/196

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CALLAHAN, FL 32011

2025

15-1N-24-2180-1257-0000

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

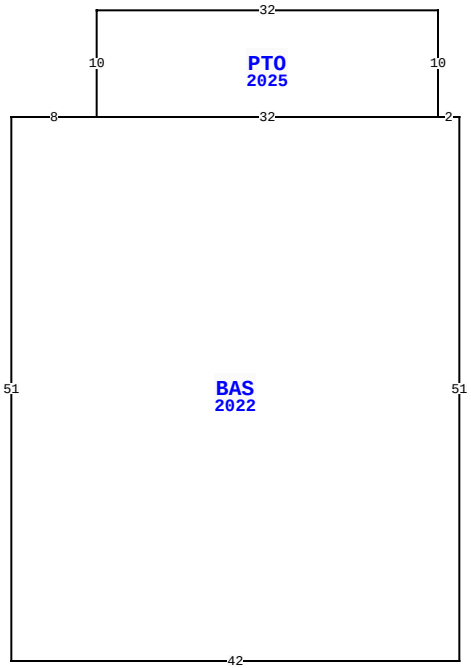
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2022	2,142	40,262
PTO	320	5	2025	16	301
TOTALS	2,462			2,158	40,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,158	51.8420	19.18	41,390	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2025 Heated Area: 2142 HX Base Yr 2025



US HWY 301, CALLAHAN

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2407/0048	10/05/2020	SW	Q	V	05	46,200
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: LINDSEY JAMES & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W2 W32 W8 S51 E42 N51 $
PTO=[YR=2025;ORIG=-2,0] N10 W32 S10 E32 $
.

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

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