PT OF NE1/4 OF SE1/4
1996 GENA SW
IN OR 958/858

BENOIT DAVID & SARAH FAMILY TRUST/BENOIT DAVID TRU
44283 WHISTLE STOP TRAIL
CALLAHAN, FL 32011

2025

16-1N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

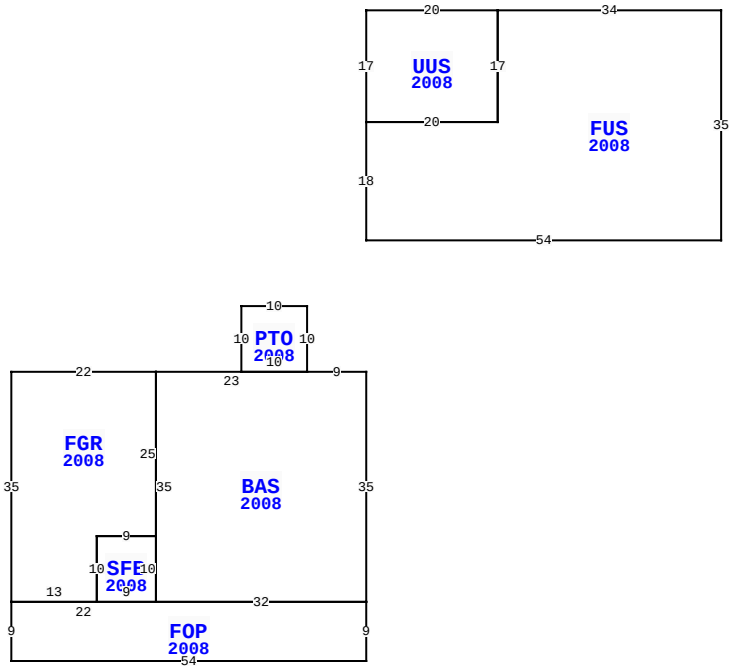
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2008	1,120	129,295
FGR	680	55	2008	374	43,175
FOP	486	30	2008	146	16,854
FUS	1,550	100	2008	1,550	178,935
PTO	100	5	2008	5	577
SFB	90	80	2008	72	8,312
UUS	340	50	2008	170	19,625
TOTALS	4,366			3,437	396,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,437	94.8060	125.14	430,106	2008	2008	0	0	0	7.75	92.25

2 SNGL FAM – 100% - 2003 Heated Area: 2742 HX Base Yr 2003



44283 WHISTLE STOP TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		432,794
TOTAL MARKET OB/XF VALUE		36,661
TOTAL LAND VALUE - MARKET		466,600
TOTAL MARKET VALUE		532,807
SOH/AGL Deduction		215,653
ASSESSED VALUE		317,154
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		261,432
TOTAL JUST VALUE		936,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		883,913

VINYL QUNZI BLDG NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632300	XFOB	0	05/01/2016
C21068	CO ISSUED	417,948	10/24/2008
M13849	MECH OTHER	0	05/01/2008
R11139	REPAIR/RRF	11,022	04/01/2008
P13033	OTHER	0	02/01/2008
B21068	NEW CONSTR	417,948	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0958/0858	11/15/2000	WD	Q	V		177,100

GRANTOR: TISON LAWRENCE MCGILL
GRANTEE: BENOIT DAVID & SARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W9 PTO=[YR=2008] N10 W10 S10 E10$ W23
FGR=[YR=2008] W22 S35 FOP=[YR=2008] S9 E54 N9 W32
SFB=[YR=2008] N10 W9 S10 E9$ W22$ E13 N10 E9 N25$ S35 E32
N35$ PTR= N20 FUS=[YR=2008] N18 UUS=[YR=2008] N17 E20 S17
W20$ E20 N17 E34 S35 W54$ S20$.

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	10	8	80.00	SF	30.00	30.00	100	2001	2001	3	20	480	
2	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	2001	2001	3	79	1,972	
3	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	2004	2004	3	21	573	
4	0201	BARN WD 10	0	100	55	55	3,025.00	SF	17.00	17.00	100	2005	2005	3	36	18,513	
5	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2005	2005	3	22	1,584	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
7	0812	CONCRETE C	0	100	0	0	2,019.00	SF	4.00	4.00	100	2008	2008	3	88	7,107	
8	0810	CONCRETE A	0	100	26	11	286.00	SF	6.50	6.50	100	2008	2008	3	88	1,636	
9	0351	CARPORT MT	2	100	40	16	640.00	SF	5.00	5.00	100	2024	2022		93	2,976	

LAND DESCRIPTION

TOTAL OB/XF 36,661

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	49.60	AC		1.00	1.00	1.00	370.00	370.00	18,352							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	49.60	AC		1.00	1.00	1.00	8,500.00	8,500.00	421,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 50.60 Total Land Value: 63,352 Market: 421,600 Agricultural: 18,352 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SE1/4
1996 GENA SW
IN OR 958/858

BENOIT DAVID & SARAH FAMILY TRUST/BENOIT DAVID TRU
44283 WHISTLE STOP TRAIL
CALLAHAN, FL 32011

2025

16-1N-25-0000-0005-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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

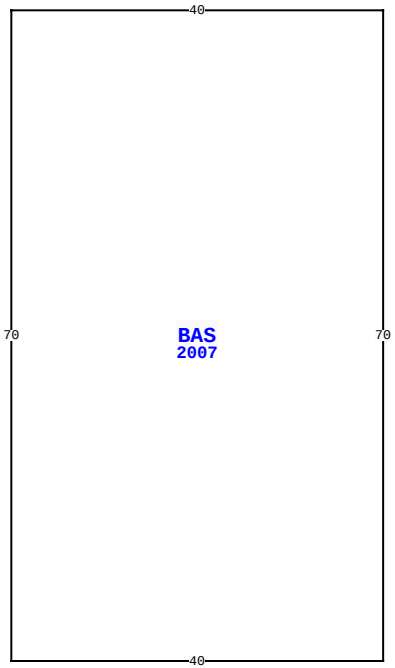
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2007	2,800	36,021
TOTALS	2,800			2,800	36,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,800	55.2000	20.42	57,176	2001	2001	0	0	0	37.00	63.00

3 GARAGE RES – 100% - 2003 Heated Area: 2800 HX Base Yr 2003



44283 WHISTLE STOP TRL, CALLAHAN

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TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		261,432
TOTAL JUST VALUE		936,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		883,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515237	XFOB	0	05/01/2005
B018615	GARAGE	70,000	08/01/2001
MH3506	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0958/0858	11/15/2000	WD	Q	V		177,100

GRANTOR: TISON LAWRENCE MCGILL
GRANTEE: BENOIT DAVID & SARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W40 S70 E40 N70$.

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 01/06/2023 BY KWA Total Acres: 50.60 Total Land Value: 63,352 Market: 421,600 Agricultural: 18,352 Common: 45,000 PRINTED 07/30/2025 BY SYS