IN OR 1784/1006
EX 1-1 3 1-2 & 1-3

MITCHELL ARCHIE A JR
45560 HILL RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0001-0000

BUILDING CHARACTERISTICS

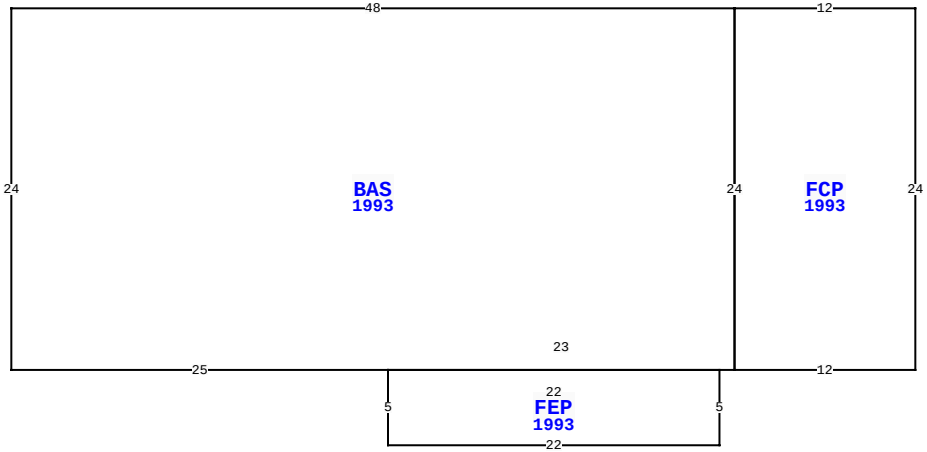
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	96,867
FCP	288	25	1993	72	6,054
FEP	110	80	1993	88	7,400
TOTALS	1,550			1,312	110,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	112.0080	112.01	146,957	1974	1974	0	0	0	24.93	75.07

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



45560 HILL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	110,321
TOTAL MARKET OB/XF VALUE	421
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	155,742
SOH/AGL Deduction	11,597
ASSESSED VALUE	144,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,145
TOTAL JUST VALUE	155,742
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1784/1006	3/21/2012	WD	U	I	11	100
GRANTOR: EDWARDS ANNA MABEL						
GRANTEE: EDWARDS ANNA MABEL						
1329/0959	6/28/2005	WD	Q	I	01	100
GRANTOR: MCNEILL-CLARK ANNA						
GRANTEE: EDWARDS ANNA MABLE						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=1993] W48 S24 E25 FEP=[YR=1993] S5E22 N5 W22$ E23 N24$ S24 E12 N24$.

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	0	0	0	270.00	SF	6.50	6.50	100	1974	1974	3	24	421	

LAND DESCRIPTION

TOTAL OB/XF 421

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/12/2022 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS