IN OR 2157/1954
EX ESMT PT OR 1825/754

AVANT RAYMOND A REV LVG TRUST/AVANT RAYMOND A TRUS
43107 SMITTY RD
CALLAHAN, FL 32011

2025

20-1N-25-0000-0006-0060

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

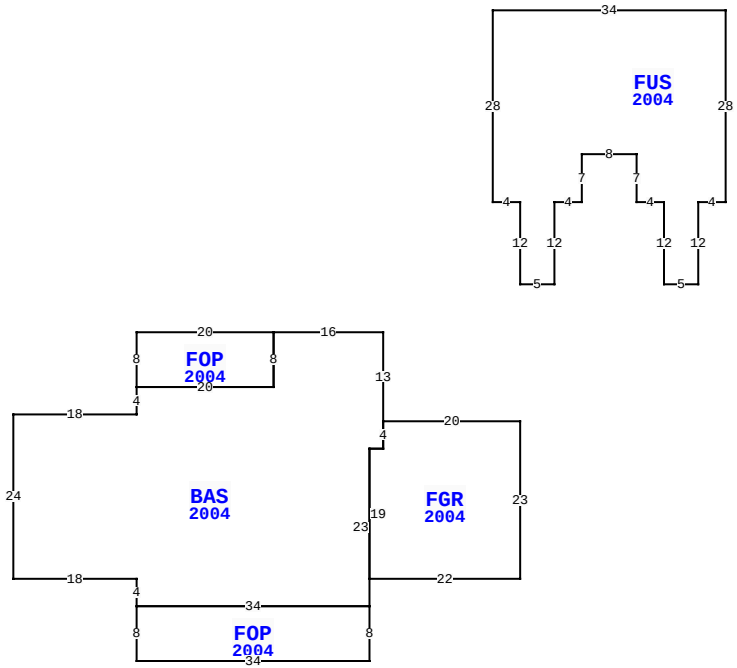
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2004	1,666	210,890
FGR	498	55	2004	274	34,684
FOP	160	30	2004	48	6,076
FOP	272	30	2004	82	10,380
FUS	1,016	100	2004	1,016	128,610
TOTALS	3,612			3,086	390,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,086	106.2600	140.26	432,842	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2013 Heated Area: 2682 HX Base Yr 2013



43107 SMITTY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		412,143
TOTAL MARKET OB/XF VALUE		24,558
TOTAL LAND VALUE - MARKET		104,700
TOTAL MARKET VALUE		541,401
SOH/AGL Deduction		295,952
ASSESSED VALUE		245,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,727
TOTAL JUST VALUE		541,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006789	GARAGE	15,000	11/01/2017
B13282	NEW CONSTR	190,000	07/01/2004
R6449	REPAIR/RRF	2,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/1954	11/13/2017	WD	U	I	11	100
GRANTOR: AVANT RAYMOND A						
GRANTEE: AVANT RAYMOND A REV						
1825/0759	11/16/2012	WD	Q	I	02	237,500
GRANTOR: SMITH DAVID D & KIM E						
GRANTEE: AVANT RAYMOND A						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W20 BAS=[YR=2004] N13 W16 FOP=[YR=2004] W20 S8 E20 N8$ S8 W20 S4 W18 S24 E18 S4 FOP=[YR=2004] S8 E34 N8 W34$ E34 N23 E2 N4$ S4 W2 S19 E22 N23$ PTR=N20 FUS=[YR=2004] N12 W4 N28 E34 S28 W4 S12 W5 N12 W4 N7 W8 S7 W4 S12 W5$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	32	22	704.00	SF	5.20	5.20	100	2005	2005	3	84	3,075	
3	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	2005	2005	3	36	11,567	
4	0855	CONC PAVER	0	100	0	0	818.00	SF	10.00	10.00	100	2005	2005	3	84	6,871	

LAND DESCRIPTION

TOTAL OB/XF 24,558

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	0005	OR	0.00	0.00	3.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,700							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 3.49 Total Land Value: 104,700 Market: 0 Agricultural: 0 Common: 104,700 PRINTED 07/30/2025 BY SYS

IN OR 2157/1954
EX ESMT PT OR 1825/754

AVANT RAYMOND A REV LVG TRUST/AVANT RAYMOND A TRUS
43107 SMITTY RD
CALLAHAN, FL 32011

2025

20-1N-25-0000-0006-0060

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	01	MINIMUM 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	03	Quality Level 03

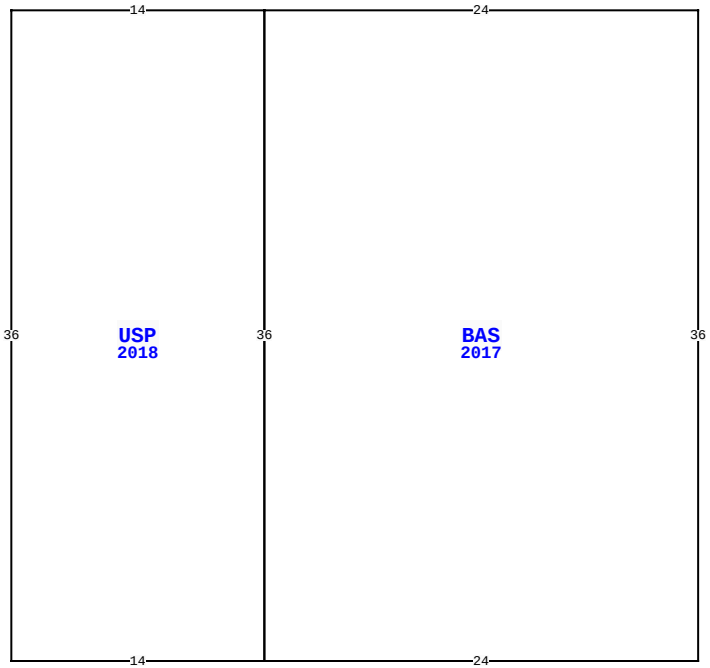
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2017	864	18,304
USP	504	30	2018	151	3,199
TOTALS	1,368			1,015	21,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,015	61.5600	22.78	23,122	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2013 Heated Area: 864 HX Base Yr 2013



43107 SMITTY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		412,143
TOTAL MARKET OB/XF VALUE		24,558
TOTAL LAND VALUE - MARKET		104,700
TOTAL MARKET VALUE		541,401
SOH/AGL Deduction		295,952
ASSESSED VALUE		245,449
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,727
TOTAL JUST VALUE		541,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/1954	11/13/2017	WD	U	I	11	100
GRANTOR: AVANT RAYMOND A						
GRANTEE: AVANT RAYMOND A REV						
1825/0759	11/16/2012	WD	Q	I	02	237,500
GRANTOR: SMITH DAVID D & KIM E						
GRANTEE: AVANT RAYMOND A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 USP=[YR=2018] W14 S36 E14 N36$ S36 E24 N36$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/27/2024 BY KBA Total Acres: 3.49 Total Land Value: 104,700 Market: 0 Agricultural: 0 Common: 104,700 PRINTED 07/30/2025 BY SYS