PT SE1/4 OF SW1/4 OF
SEC 20-2N-24E IN OR 2152/1071
BEING ONLY PT LYING W OF

WHITTY SHELLEY CALTON III L/E/
PO BOX 906
CALLAHAN, FL 32011

2025

20-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

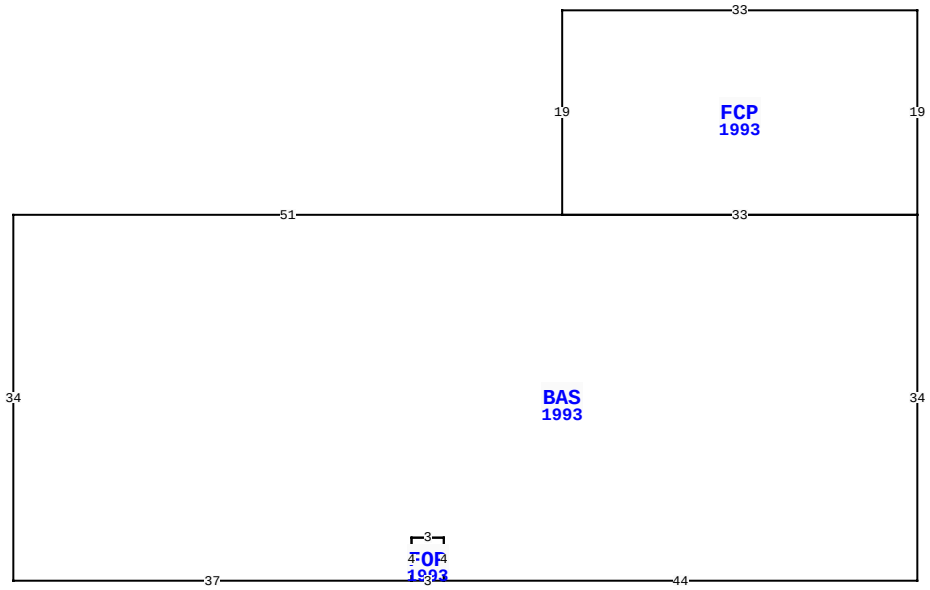
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	2,844	100	1993	2,844	316,390
FCP	627	25	1993	157	17,466
FOP	12	30	1993	4	445
TOTALS	3,483			3,005	334,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,005	111.9272	147.74	443,959	1980	1990	0	0	0	24.70	75.30

7 SNGL FAM – 100% - 2018 Heated Area: 2844 HX Base Yr 2018



25303 WRIGHTS DAIRY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		341,301
TOTAL MARKET OB/XF VALUE		8,298
TOTAL LAND VALUE - MARKET		145,975
TOTAL MARKET VALUE		398,967
SOH/AGL Deduction		231,056
ASSESSED VALUE		167,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,189
TOTAL JUST VALUE		495,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1071	10/17/2017	QC	U	I	11	100
GRANTOR: WHITTY VICKI						
GRANTEE: WHITTY SHELLEY CALT						
2152/1068	10/16/2017	QC	U	I	11	100
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: WHITTY VICKI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W33 S19 BAS=[YR=1993] W51 S34 E37
FOP=[YR=1993] E3 N4 W3 S4$ N4 E3 S4 E44 N34 W33 $ E33 N19 $
.

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	0811	CONCRETE B	0	100	0	0	605.00	SF	5.20	5.20	100	1974	1974	3	24	755	
2	0812	CONCRETE C	0	100	0	0	3,487.00	SF	4.00	4.00	100	1981	1981	3	32.5	4,533	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 8,298

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	009530	C	POND	100					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	5.05	AC		1.00	1.00	1.00	370.00	370.00	1,868							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.05	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,475							

REVIEW DATE 03/10/2022 BY TWA Total Acres: 7.05 Total Land Value: 49,368 Market: 98,475 Agricultural: 1,868 Common: 47,500 PRINTED 07/30/2025 BY SYS

PT SE1/4 OF SW1/4 OF
SEC 20-2N-24E IN OR 2152/1071
BEING ONLY PT LYING W OF

WHITTY SHELLEY CALTON III L/E/
PO BOX 906
CALLAHAN, FL 32011

2025

20-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

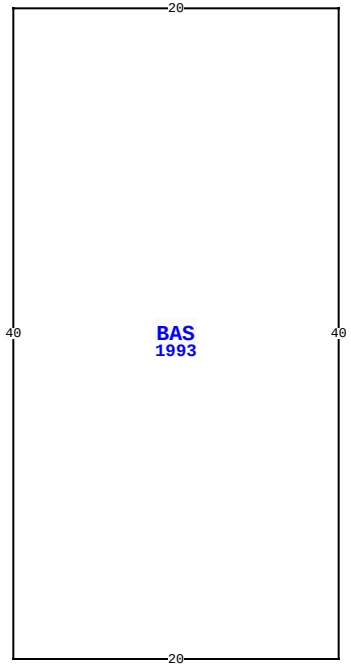
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	7,000
TOTALS	800			800	7,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	47.3000	17.50	14,000	1980	1980	0	0	0	50.00	50.00

8 GARAGE RES – 100% - 2018 Heated Area: 800 HX Base Yr 2018



25303 WRIGHTS DAIRY RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2152/1068	10/16/2017	QC	U	I	11	100
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: WHITTY VICKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S40 E20 N40 $.

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 03/10/2022 BY TWA Total Acres: 7.05 Total Land Value: 49,368 Market: 98,475 Agricultural: 1,868 Common: 47,500 PRINTED 07/30/2025 BY SYS