IN OR 2597/1238

ALLEN EDWARD E & SHARON ELIZABETH
543053 US HWY 1
CALLAHAN, FL 32011

2025

20-2N-25-0000-0006-0060

BUILDING CHARACTERISTICS

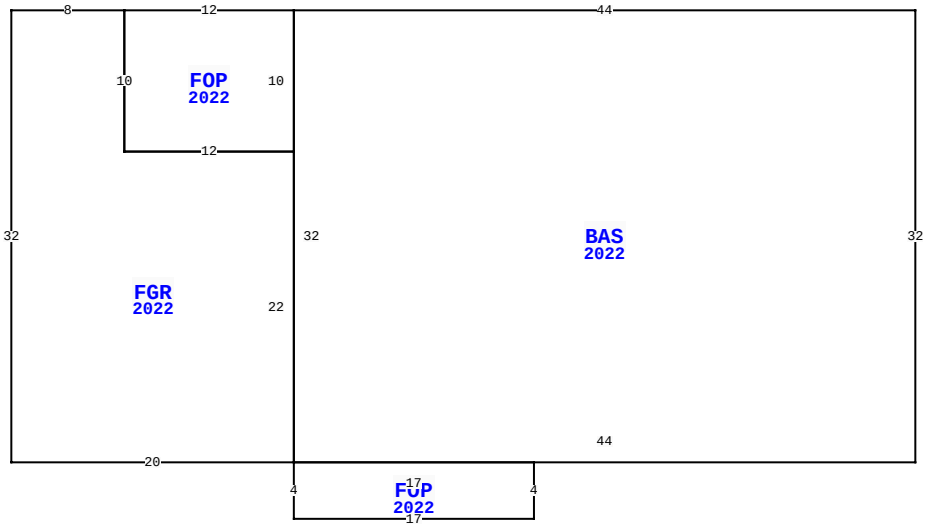
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,408	100	2022	1,408	197,466
FGR	520	55	2022	286	40,110
FOP	68	30	2022	20	2,805
FOP	120	30	2022	36	5,049
TOTALS	2,116			1,750	245,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	106.7800	140.95	246,662	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 1408 HX Base Yr 2023



543053 US HWY 1, CALLAHAN

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

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	0812	CONCRETE C	0	100	0	0	2,126.00	SF	4.00	4.00	100	2022	2022	3	99	8,419	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,429
TOTAL MARKET OB/XF VALUE		8,419
TOTAL LAND VALUE - MARKET		28,069
TOTAL MARKET VALUE		281,917
SOH/AGL Deduction		14,581
ASSESSED VALUE		267,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,614
TOTAL JUST VALUE		281,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005641	CO ISSUED	0	09/26/2022
22005641	NEW CONSTR	246,793	04/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1238	10/18/2022	WD	Q	I	02	329,000
GRANTOR: INTACT CONSTRUCTION M						
GRANTEE: ALLEN EDWARD ETHAN						
2473/1518	6/24/2021	WD	U	V	11	100
GRANTOR: BUCHANAN BENJAMIN W &						
GRANTEE: INTACT CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W44 FOP=[YR=2022] W12 FGR=[YR=2022] W8 S32 E20 FOP=[YR=2022] S4 E17 N4 W17$ N22 W12 N10$ S10 E12 N10$ S32 E44 N32$.

LAND DESCRIPTION

TOTAL OB/XF 8,419

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	0.50	AC		1.00	1.00	1.25	45,000.00	56,250.00	28,069							

REVIEW DATE 12/29/2022 BY WW Total Acres: 0.50 Total Land Value: 28,069 Market: 0 Agricultural: 0 Common: 28,069 PRINTED 07/30/2025 BY SYS