LOT 1264
IN OR 2071/1900
ESMT OR 1867/936

LAIN JOHN C L/E/
PO BOX 154
BRYCEVILLE, FL 32009

2025

23-1N-24-2180-1264-0000

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	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

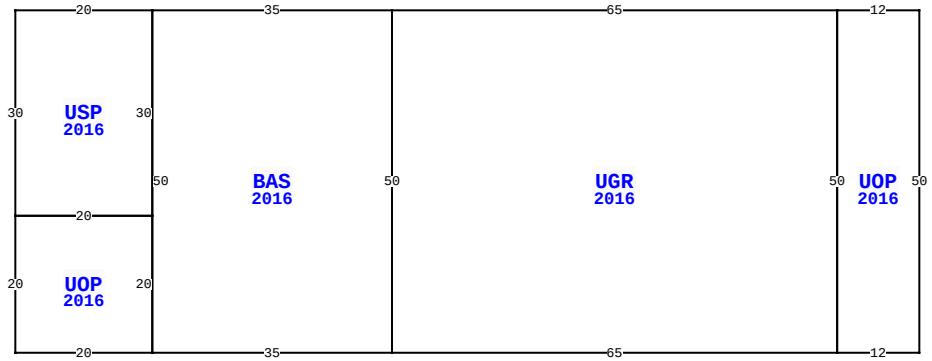
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	2016	1,750	146,211
UGR	3,250	45	2016	1,462	122,148
UOP	400	20	2016	80	6,684
UOP	600	20	2016	120	10,026
USP	600	30	2016	180	15,038
TOTALS	6,600			3,592	300,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,592	65.9340	87.03	312,612	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2017 Heated Area: 1750 HX Base Yr 2017



33454 CROSSFIRE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,108
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		178,760
TOTAL MARKET VALUE		348,255
SOH/AGL Deduction		175,711
ASSESSED VALUE		172,544
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		116,822
TOTAL JUST VALUE		478,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
166596	CARPORT	22,320	03/31/2017
B1633212	XFOB	1,500	10/01/2016
B1327980	CO ISSUED	0	02/24/2016
B127980	NEW CONSTR	0	11/01/2013
B20002	NEW CONSTR	198,528	06/01/2007
R10421	REPAIR/RRF	4,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/88	1/25/2024	LE	U	I	11	100
GRANTOR: LAIN JOHN C						
GRANTEE: WALDEN JERRY LEE II						
2071/1900	9/13/2016	QC	U	I	11	89,000
GRANTOR: SCHAUB DAWN M						
GRANTEE: LAIN JOHN C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W12 UGR=[YR=2016] W65 BAS=[YR=2016] W35
USP=[YR=2016] W20 S30 UOP=[YR=2016] S20 E20 N20 W20$ E20 N30$
S50 E35 N50$ S50 E65 N50$ S50 E12 N50$. .

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
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0	0005	OR	0.00	0.00	8.07	AC		1.00	1.00	1.00	390.00	390.00	3,147							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.07	AC		1.00	1.00	0.85	19,500.00	16,575.00	133,760							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.07 Total Land Value: 48,147 Market: 133,760 Agricultural: 3,147 Common: 45,000 PRINTED 07/30/2025 BY SYS