PT OF SE1/4 OF SEC 23-2N-25E
IN OR 2042/346 BEING
PARCEL "A" & ESMT IN

EIRAS JOHN M
55199 PACEITTI RD
CALLAHAN, FL 32011

2025

23-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

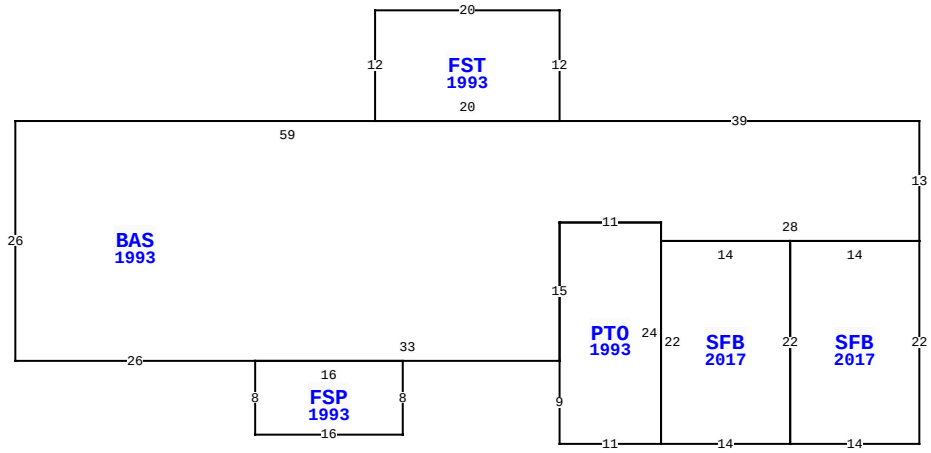
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	1993	2,019	151,619
FSP	128	40	1993	51	3,830
FST	240	55	1993	132	9,913
PTO	264	5	1993	13	976
SFB	308	80	2017	246	18,474
SFB	308	80	2017	246	18,474
TOTALS	3,267			2,707	203,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,707	100.8000	100.80	272,866	1973	1973	0	0	0	25.50	74.50

1 SINGLE FAM – 100% - 2017 Heated Area: 2511 HX Base Yr 2017



55199 PACETTI RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		203,285
TOTAL MARKET OB/XF VALUE		1,106
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		254,341
SOH/AGL Deduction		100,068
ASSESSED VALUE		154,273
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,551
TOTAL JUST VALUE		254,341
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006282	24*41 6500	65,140	06/11/2025
22002828	REPAIR/RRF	2,000	02/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2042/0346	4/22/2016	SW	U	I	12	41,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EIRAS JOHN M						
1978/1847	5/11/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FST=[YR=1993] N12 W20 S12 E20 $ W59 S26 E26 FSP=[YR=1993] S8 E16 N8 W16 $ E33 PTO=[YR=1993] S9 E11 SFB=[YR=2017] E14 SFB=[YR=2017] E14 N22 W14 S22 $ N22 W14 S22 $ N24 W11 S15 $ N15 E11 S2 E28 N13 $.

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	1973	1973	3	31.6	1,106	

LAND DESCRIPTION

TOTAL OB/XF 1,106

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	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS