PT SE1/4 SEC 23-2N-25E
IN OR 2739/1775
ESMT IN OR 584/560

SCAFF JOSEPH H & KAREN J L/E/
55177 PACETTI ROAD
CALLAHAN, FL 32011

2025

23-2N-25-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

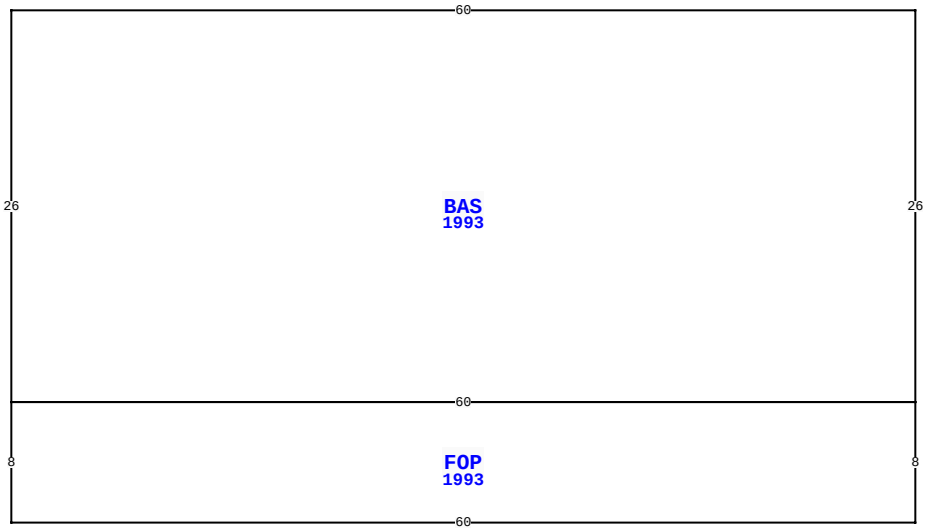
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,560	100	1993	1,560	137,423
FOP	480	30	1993	144	12,685
TOTALS	2,040			1,704	150,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	109.2000	109.20	186,077	1984	1990	0	0	0	19.33	80.67

1 SINGLE FAM – 100% - 0 Heated Area: 1560 HX Base Yr 1985



55177 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		150,108
TOTAL MARKET OB/XF VALUE		4,173
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		255,081
SOH/AGL Deduction		123,861
ASSESSED VALUE		131,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,498
TOTAL JUST VALUE		255,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1775	9/19/2024	LE	U	I	11	100
GRANTOR: SCAFF JOSEPH H & KARE						
GRANTEE: SCAFF JOSEPH HENRY						
650/896	2/24/1992	WD	Q	V	01	100
GRANTOR: PACETTI FRANCES						
GRANTEE: SCAFF JOSEPH H & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 FOP=[YR=1993] S8 E60 N8 W60$ E60 N26$.

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	1984	1984	3	54	1,890	
2	0350	CARPORT WD	0	100	19	19	361.00	SF	8.58	8.58	100	1996	1996	3	20	619	
3	0351	CARPORT MT	0	100	32	26	832.00	SF	10.00	10.00	100	1996	1996	3	20	1,664	

LAND DESCRIPTION

TOTAL OB/XF 4,173

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100		OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,800							

REVIEW DATE 10/16/2024 BY TWA Total Acres: 2.24 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS