

SCHILLING JOHN JOSEPH EST/SCHILLING PATRICK STEVEN
43065 ALBINO CATFISH LN
CALLAHAN, FL 32011

24-1N-24-0750-0003-0031

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0800	02	1,348	137.0400		116.48	157,015	2005	2005		0	0	46.00	54.00	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 M/H 94+ - 50% - 2025										Heated Area: 1186					HX Base Yr 2025					Tax Group: 6					Tax Dist:				
Roof Cover		01	MINIMUM 100		54 12 10 44 27 42 25 2 9 UOP 2019 BAS 2009															BUILDING MARKET VALUE					84,788									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					6,318									
Interior Floor		14	CARPET 80																	TOTAL LAND VALUE - MARKET					214,260									
Interior Floor		08	SHT VINYL 20																	TOTAL MARKET VALUE					139,318									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					30,896									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					108,422									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					30,000									
Bathrooms			2 100																	BASE TAXABLE VALUE					78,422									
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					305,366									
Stories		0	0 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					279,030																								
Quality		05	Quality Level 05																															
DOR CODE		5000	IMPROVED AG																															
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	1,186	100	2009	1,186	74,598																													
UOP	648	25	2019	162	10,190																													
TOTALS		1,834			1,348	84,788	43065 ALBINO CATFISH LN, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU									
EXTRA FEATURES												XF DATE				LAND DATE		01/17/2025		KBA														
L N	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	1242	WD DECK A	0	50	8	8	64.00	SF	10.00	10.00	100	2008	2008	3	31	198																		
2	2700	QUONSET LW	0	50	30	25	750.00	SF	12.00	12.00	100	2012	2012	3	68	6,120																		
LAND DESCRIPTION										TOTAL OB/XF										6,318														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	370.00	370.00	3,212																	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	169,260																	
REVIEW DATE		03/05/2020		BY	TWA		Total Acres: 9.68		Total Land Value: 48,212		Market: 169,260		Agricultural: 3,212		Common: 45,000		PRINTED 07/30/2025 BY SYS																	