BLOCK 3 LOT 18
IN OR 1220/37
ESMT IN OR 789/1369

SCAFF GEORGE B JR & TINA P
43210 SCAFF LAIN PLACE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

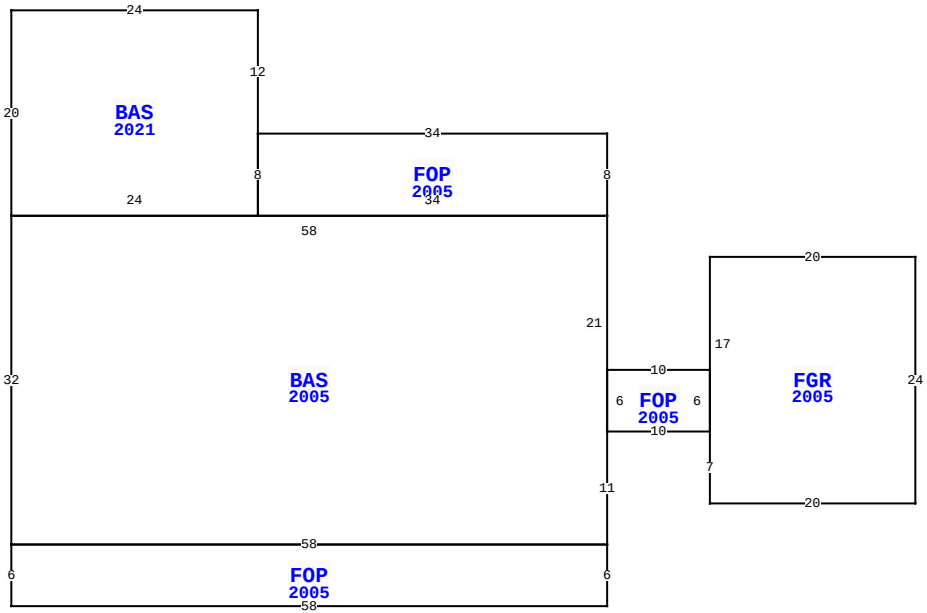
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2005	1,856	221,204
BAS	480	100	2021	480	57,208
FGR	480	55	2005	264	31,465
FOP	60	30	2005	18	2,145
FOP	272	30	2005	82	9,773
FOP	348	30	2005	104	12,395
TOTALS	3,496			2,804	334,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,804	98.4096	129.90	364,240	2005	2013	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 1998 Heated Area: 2336 HX Base Yr 1998



43210 SCAFF LAIN PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		334,190
TOTAL MARKET OB/XF VALUE		12,994
TOTAL LAND VALUE - MARKET		146,250
TOTAL MARKET VALUE		493,434
SOH/AGL Deduction		253,070
ASSESSED VALUE		240,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,642
TOTAL JUST VALUE		493,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000153	552SF 2 BEDROOMS	67,597	01/12/2021
B0413061	NEW CONSTR	196,000	01/06/2004
B973855	XFOB	9,520	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1220/0037	4/05/2004	WD	Q	I	01	100
GRANTOR: SCAFF GEORGE BURTON J						
GRANTEE: SCAFF GEORGE B JR &						
0783/0356	1/24/1997	WD	Q	I		38,000
GRANTOR: WILLIAMS RONALD J						
GRANTEE: SCAFF GEORGE B JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W34 BAS=[YR=2021] N12 W24 S20 BAS=[YR=2005] S32 FOP=[YR=2005] S6 E58 N6 W58$ E58 N11FOP=[YR=2005] E10 FGR=[YR=2005] S7 E20 N24W20 S17$ N6 W10 S6$ N21 W58$ E24 N8$ S8 E34 N8$.

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	0680	POLE SHED	0	100	0	0	1,550.00	SF	10.00	10.00	100	2006	2006	3	40	6,200	
2	0811	CONCRETE B	0	100	0	0	900.00	SF	5.20	5.20	100	2011	2011	3	91	4,259	
3	1242	WD DECK A	0	100	0	0	650.00	SF	5.00	5.00	100	2018	2018	3	78	2,535	

LAND DESCRIPTION

TOTAL OB/XF 12,994

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	0006	OR	0.00	0.00	7.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	146,250							

REVIEW DATE 12/22/2021 BY TW Total Acres: 7.50 Total Land Value: 146,250 Market: 0 Agricultural: 0 Common: 146,250 PRINTED 07/30/2025 BY SYS