PT OF GOV LOT 4
IN OR 1603/1429

FOREMAN DAVID D JR & LISA R
54633 MARSH ROAD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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

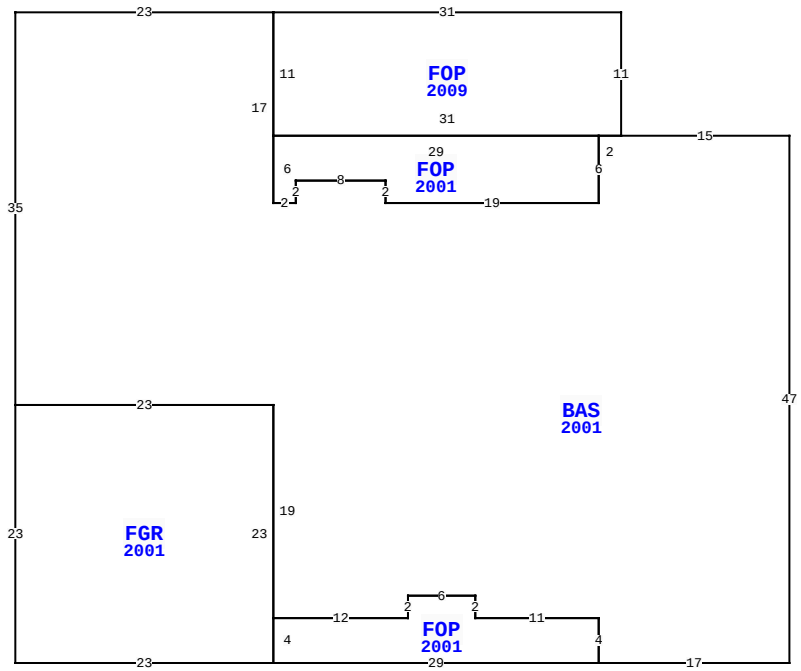
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,681	100	2001	2,681	297,970
FGR	529	55	2001	291	32,342
FOP	128	30	2001	38	4,224
FOP	158	30	2001	47	5,224
FOP	341	30	2009	102	11,337
TOTALS	3,837			3,159	351,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,159	101.7520	134.31	424,285	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 0 Heated Area: 2681 HX Base Yr 1988



54633 MARSH 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		483,415
TOTAL MARKET OB/XF VALUE		20,021
TOTAL LAND VALUE - MARKET		62,550
TOTAL MARKET VALUE		565,986
SOH/AGL Deduction		237,137
ASSESSED VALUE		328,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,127
TOTAL JUST VALUE		565,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003030	CO ISSUED	0	10/30/2020
19003030	NEW CONSTR	127,167	03/26/2019
B23355	XFOB	2,000	03/01/2010
P004272	NEW CONSTR	0	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1603/1429	1/23/2009	QC	U	I	11	100
GRANTOR: FOREMAN DAVID D JR &						
GRANTEE: FOREMAN DAVID D JR						
1148/1144	6/26/2003	QC	Q	I	06	100
GRANTOR: FOREMAN DAVID D JR &						
GRANTEE: FOREMAN DAVID JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FOP=[YR=2009] N11 W31 S11 FOP=[YR=2001] S6 E2 N2 E8 S2 E19 N6 W29$ E31$ W2 S6 W19 N2W8 S2 W2 N17 W23 S35 FGR=[YR=2001] S23 E23 FOP=[YR=2001] E29 N4 W11 N2W6 S2 W12 S4 $ N23 W23 $ E23 S19 E12 N2 E6 S2 E11 S4 E17 N47 $.

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	2001	2001	3	84	2,940	
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1985	1985	3	20	5,376	
3	0681	POLE SHED	0	100	19	17	323.00	SF	15.00	15.00	100	2000	2000	3	27	1,308	
4	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
5	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50	6.50	100	2002	2002	3	80	6,240	
6	0810	CONCRETE A	0	100	0	0	630.00	SF	6.50	6.50	100	2009	2009	3	89	3,645	
7	0351	CARPORT MT	0	100	19	10	190.00	SF	5.90	5.90	100	2002	2002	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 20,021

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	1.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,550							

REVIEW DATE 12/04/2020 BY KB Total Acres: 1.39 Total Land Value: 62,550 Market: 0 Agricultural: 0 Common: 62,550 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

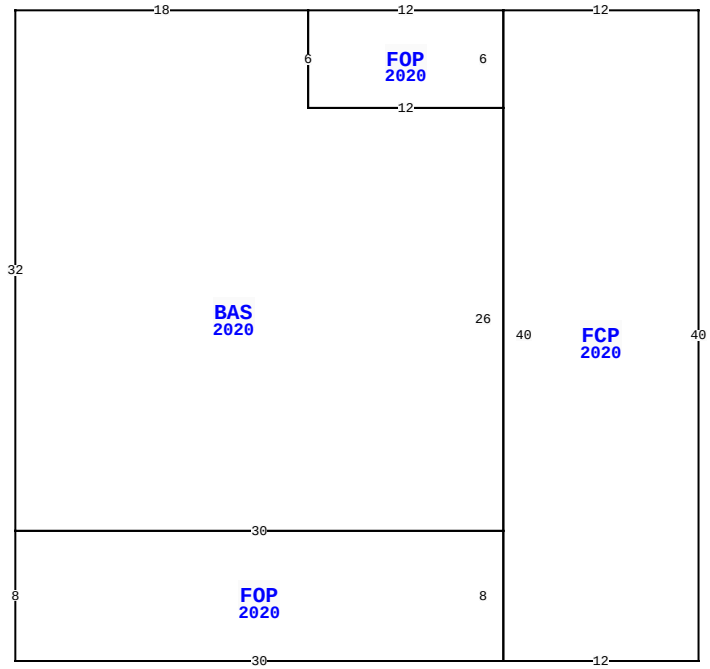
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100	2020	888	106,623
FCP	480	25	2020	120	14,409
FOP	72	30	2020	22	2,642
FOP	240	30	2020	72	8,645
TOTALS	1,680			1,102	132,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,102	121.9000	121.90	134,334	2020	2020	0	0	0	1.50	98.50

2 SINGLE FAM – 100% - 0 Heated Area: 888 HX Base Yr 1988



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GRANTOR: FOREMAN DAVID D JR &						
GRANTEE: FOREMAN DAVID JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2020] W12 FOP=[YR=2020] W12 BAS=[YR=2020] W18 S32 FOP=[YR=2020] S8 E30 N8 W30$ E30 N26 W12 N6$ S6 E12 N6$ S40 E12 N40$.

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

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