PT OF LOTS 57 & 40
IN OR 1407/1786

BROUGHTON RONALD D JR & SHANNON Y
37060 PEANUT TRAIL
CALLAHAN, FL 32011

2025

27-3N-24-2020-0057-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

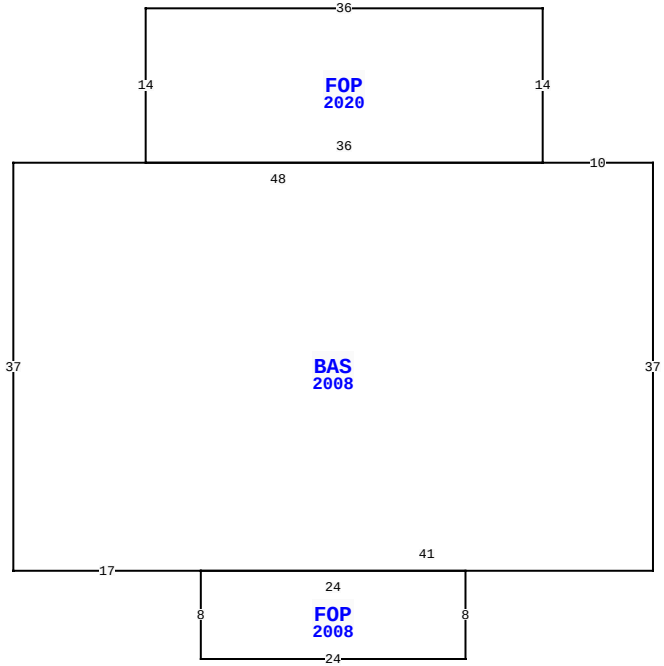
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100	2008	2,146	325,389
FOP	192	30	2008	58	8,794
FOP	504	30	2020	151	22,896
TOTALS	2,842			2,355	357,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,355	124.1856	163.92	386,032	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2009 Heated Area: 2146 HX Base Yr 2009



37060 PEANUT TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,793
TOTAL MARKET OB/XF VALUE		8,201
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		467,794
SOH/AGL Deduction		284,264
ASSESSED VALUE		183,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,808
TOTAL JUST VALUE		467,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328034	ADDITION	0	11/01/2013
C20535	CO ISSUED	153,648	09/01/2007
B20535	NEW CONSTR	153,648	09/01/2007
E20011	ELEC OTHER	0	09/01/2007
M13311	MECH OTHER	0	09/01/2007
P12726	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1786	4/28/2006	WD	Q	V		25,000

GRANTOR: BRINKLEY RANDY T & ME
GRANTEE: BROUGHTON RONALD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W10 FOP=[YR=2020] N14 W36 S14 E36$ W48 S37 E17
FOP=[YR=2008] S8E24 N8 W24$ E41 N37$.

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	0812	CONCRETE C	0	100	0	0	1,636.00	SF	4.00	4.00	100	2011	2011	3	91	5,955	
2	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	100	2017	2017	3	96	2,246	

LAND DESCRIPTION

TOTAL OB/XF 8,201

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		0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,800							

REVIEW DATE 08/17/2020 BY TWA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS

PT OF LOTS 57 & 40
IN OR 1407/1786

BROUGHTON RONALD D JR & SHANNON Y
37060 PEANUT TRAIL
CALLAHAN, FL 32011

2025

27-3N-24-2020-0057-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

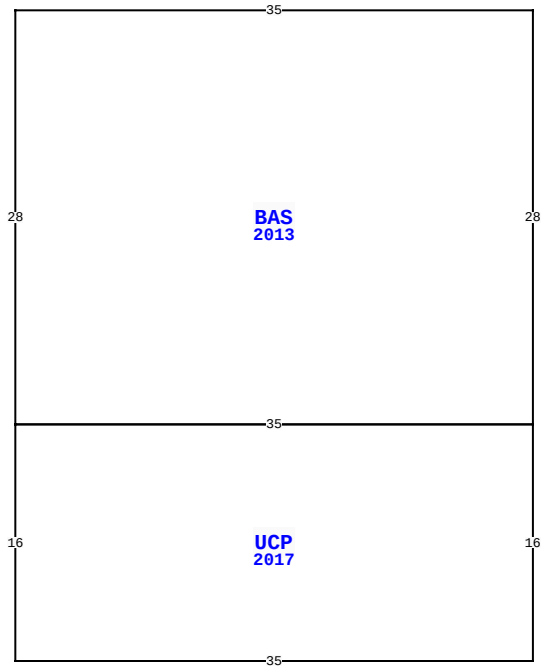
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2013	980	17,691
UCP	560	20	2017	112	2,022
TOTALS	1,540			1,092	19,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,092	56.0740	20.75	22,659	2013	2013	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2009 Heated Area: 980 HX Base Yr 2009



37060 PEANUT TRL, CALLAHAN

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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		132,808
TOTAL JUST VALUE		467,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10715	REPAIR/RRF	5,000	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1786	4/28/2006	WD	Q	V		25,000

GRANTOR: BRINKLEY RANDY T & ME
GRANTEE: BROUGHTON RONALD D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W35 S28 UCP=[YR=2017] S16 E35 N16 W35$ E35 N28$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2020 BY TWA Total Acres: 1.84 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/30/2025 BY SYS