S1/2 OF NW1/4 & SW1/4 OF
SEC 27-3N-25E IN OR 1986/684
LYING WEST OF LANDS DESCRIBED

MASON PHILIP RAY & THERESA
1744 PULLIAN STREET
JACKSONVILLE BEACH, FL 32250

2025

27-3N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	1.5	1.5 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

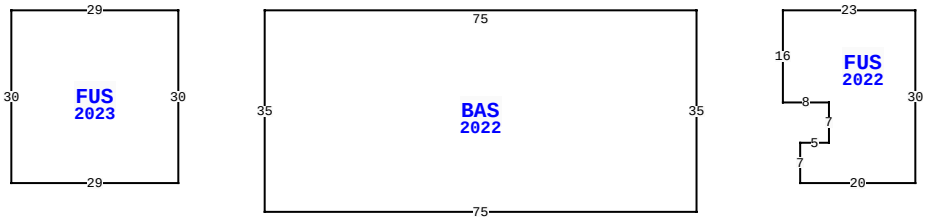
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,625	100	2022	2,625	346,881
FUS	613	100	2022	613	81,005
FUS	870	100	2023	870	114,967
TOTALS	4,108			4,108	542,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,108	84.4800	133.48	548,336	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 0% - 0 Heated Area: 4108 HX Base Yr



55057 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	556,612
TOTAL MARKET OB/XF VALUE	36,736
TOTAL LAND VALUE - MARKET	308,835
TOTAL MARKET VALUE	708,008
SOH/AGL Deduction	193,508
ASSESSED VALUE	514,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,500
TOTAL JUST VALUE	902,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006174	CO ISSUED	0	04/20/2022
21007191	NEW CONSTR	170,000	06/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1668	1/07/2021	WD	Q	I	01	250,000
GRANTOR: POTTER MICHAEL RAY JR						
GRANTEE: MASON PHILIP RAY &						
1986/0684	6/18/2015	WD	Q	V	01	118,000
GRANTOR: PAGE COREY & CHRISTIN						
GRANTEE: POTTER MICHAEL RAY						

BUILDING NOTES

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	0201	BARN WD 10	0	0	62	32	1,984.00	SF	17.00	17.00	100	2019	2019	3	87	29,343	
2	0811	CONCRETE B	0	0	0	0	1,436.00	SF	5.20	5.20	100	2022	2022	3	99	7,393	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W75 S35 E75 N35 $
FUS=[YR=2023;ORIG=-90,0] W29 S30 E29 N30 $
FUS=[YR=2022;ORIG=15,0] E23 S30 W20 N7 E5 N7 W8 N16 $
PTR=[ORIG=0,0] E15 W15 $
PTR=[ORIG=0,0] W90 E90 $
.

LAND DESCRIPTION

TOTAL OB/XF 36,736

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	105,300							
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	8.57	AC		1.00	1.00	1.00	685.00	685.00	5,870							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.40	AC		1.00	1.00	1.00	225.00	225.00	990							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.97	AC		1.00	1.00	1.00	15,500.00	15,500.00	201,035							

REVIEW DATE 10/30/2024 BY DC Total Acres: 19.37 Total Land Value: 114,660 Market: 201,035 Agricultural: 6,860 Common: 107,800 PRINTED 07/30/2025 BY SYS

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SEC 27-3N-25E IN OR 1986/684
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

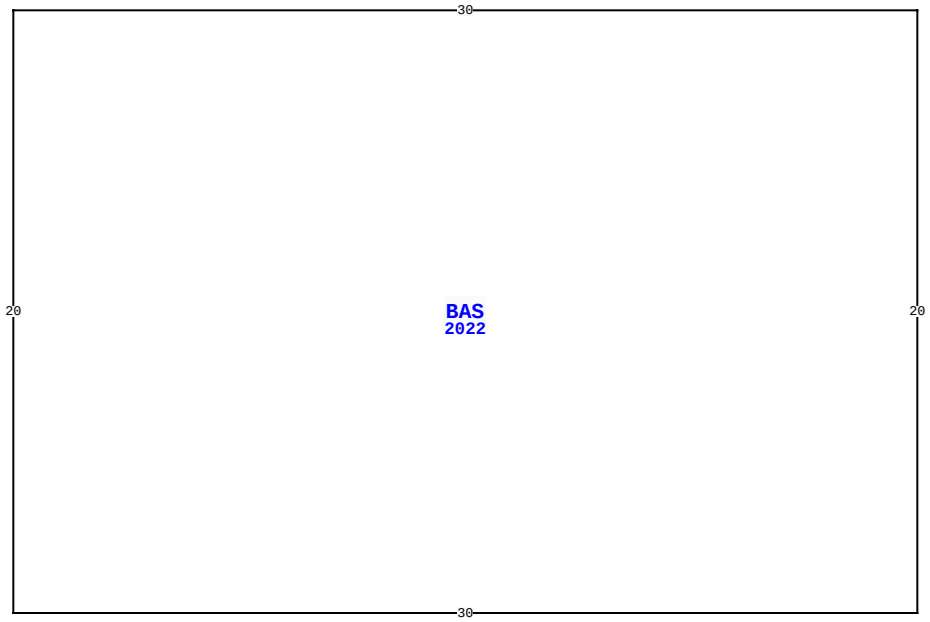
DOR CODE 5400 TIMBERLAND 90+
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2022	600	13,759
TOTALS	600			600	13,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 600 HX Base Yr



55057 COUNTREE LIFE WAY, CALLAHAN

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	768,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: POTTER MICHAEL RAY JR						
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1986/0684	6/18/2015	WD	Q	V	01	118,000
GRANTOR: PAGE COREY & CHRISTIN						
GRANTEE: POTTER MICHAEL RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S20 E30 N20$.

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

REVIEW DATE 10/30/2024 BY DC Total Acres: 19.37 Total Land Value: 114,660 Market: 201,035 Agricultural: 6,860 Common: 107,800 PRINTED 07/30/2025 BY SYS