

PT GOVT LOT 3 OF SEC 27-3N-25E
IN OR 2227/762 & ESMT IN
OR 1839/1613

COLE RICHARD L & BRENDA L
46551 MIDDLE ROAD
CALLAHAN, FL 32011

2025

27-3N-25-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

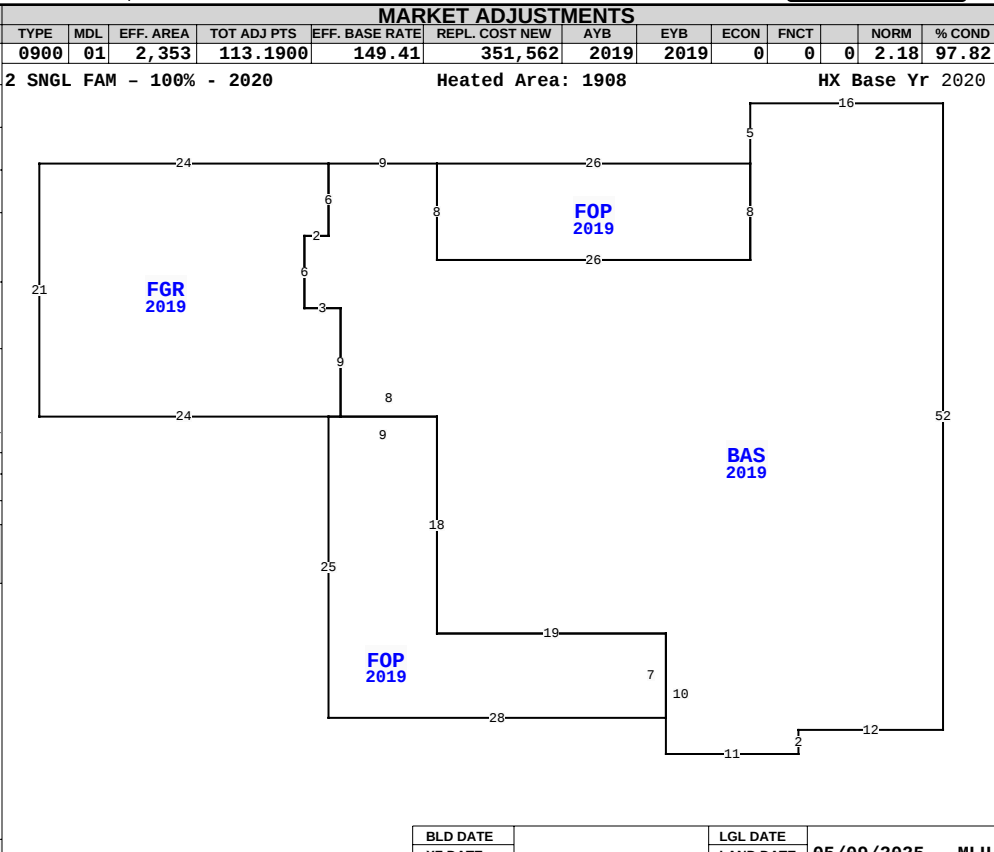
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2019	1,908	278,859
FGR	501	55	2019	276	40,338
FOP	208	30	2019	62	9,061
FOP	358	30	2019	107	15,638

TOTALS	2,975			2,353	343,898
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0940	SHEDS/PORT	0 100	0 0	120.00
2	0810	CONCRETE A	0 100	0 0	64.00

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	0940	SHEDS/PORT	0 100	0 0	120.00	SF	30.00	30.00	100	2010	2010	3	40	1,440	
2	0810	CONCRETE A	0 100	0 0	64.00	SF	6.50	6.50	100	2019	2019	3	97	404	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		OR	0.00	0.00	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	009530	C	POND	100		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00

REVIEW DATE 07/16/2019 BY KB



46551 MIDDLE RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/09/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF																
1,844																

Total Acres: 2.75 Total Land Value: 89,750 Market: 0 Agricultural: 0 Common: 89,750

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		343,898			
TOTAL MARKET OB/XF VALUE		1,844			
TOTAL LAND VALUE - MARKET		89,750			
TOTAL MARKET VALUE		435,492			
SOH/AGL Deduction		210,826			
ASSESSED VALUE		224,666			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		173,944			
TOTAL JUST VALUE		435,492			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		340,441			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009723	CO ISSUED	0	09/16/2019
18012077	NEW CONSTR	266,488	12/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2227/0762	8/22/2018	WD U	I	I	37
GRANTOR: HIGGINBOTHAM ALBERT L					
GRANTEE: COLE RICHARD L & BR					
1558/0873	3/31/2008	WD Q	I	I	06
GRANTOR: WOOTEN THOMAS					
GRANTEE: HIGGINBOTHAM ALBERT					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W16 S5 FOP=[YR=2019] W26 S8 E26 N8\$S8 W26 N8 W9 FGR=[YR=2019] W24 S21 E24 FOP=[YR=2019] S25 E28 N7 W19 N18 W9\$ E1 N9 W3 N6E2 N6\$ S6 W2 S6 E3 S9 E8 S18 E19 S10 E11 N2 E12 N52\$.																

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