PT OF LOTS 5 6 & 52 (S-1&S-2)
& PT OF LOTS 10 & 27 S-4
IN OR 2021/1763

MAGILL JIMMY A
45015 LOWE ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0005-0010

BUILDING CHARACTERISTICS

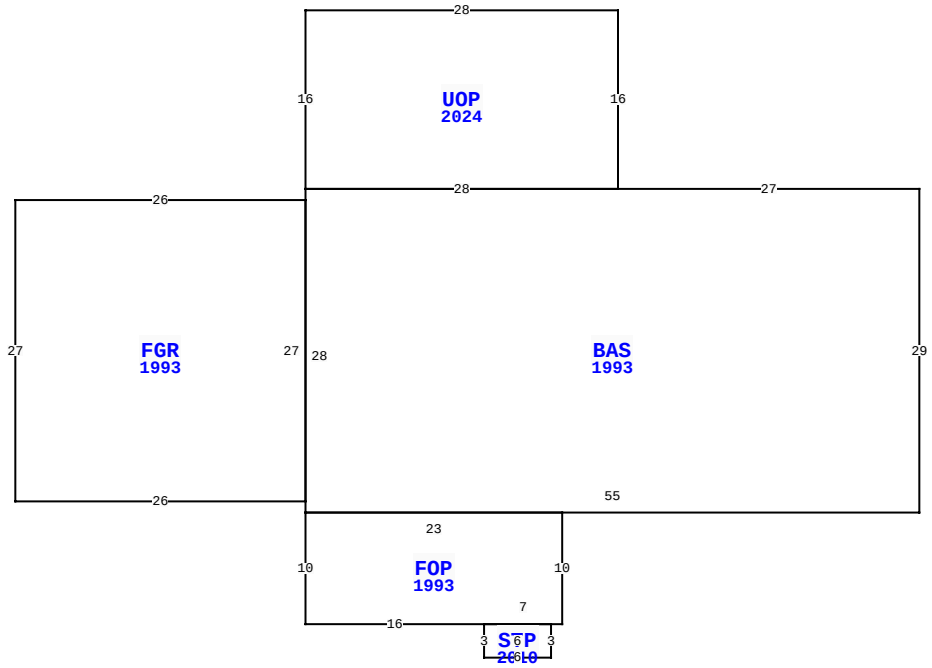
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,595	100	1993	1,595	148,216
FGR	702	55	1993	386	35,869
FOP	230	30	1993	69	6,412
STP	18	10	2010	2	186
UOP	448	20	2024	90	8,363
TOTALS	2,993			2,142	199,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	114.3660	114.37	244,981	1978	1995	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1595 HX Base Yr 2017



45015 LOWE RD, 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		199,047
TOTAL MARKET OB/XF VALUE		12,964
TOTAL LAND VALUE - MARKET		130,260
TOTAL MARKET VALUE		342,271
SOH/AGL Deduction		188,464
ASSESSED VALUE		153,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,085
TOTAL JUST VALUE		342,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1763	1/04/2016	WD	Q	I	01	222,000
GRANTOR: COBB CHERYL & HARVEY						
GRANTEE: MAGILL JIMMY A						
1857/1549	8/07/2012	QC	U	I	11	100
GRANTOR: COBB HARVEY ED JR & C						
GRANTEE: COBB CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 W28 S1 S28 E55 N29 $
FGR=[YR=1993;ORIG=-55,1] W26 S27 E26 N27 $
FOP=[YR=1993;ORIG=-55,29] S10 E16 E7 N10 W23 $
STP=[YR=2010;ORIG=-39,39] S3 E6 N3 W6 $
UOP=[YR=2024;ORIG=-55,0] E28 N16 W28 S16 $
.

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	100	32	32	1,024.00	SF	17.00	17.00	100	1980	1980	3	20	3,482	
2	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	100	1978	1978	3	28	835	
3	0812	CONCRETE C	0	100	0	0	1,045.00	SF	4.00	4.00	100	1994	1994	3	66	2,759	
4	0350	CARPORT WD	0	100	32	40	1,280.00	SF	13.00	13.00	100	1990	1990	3	20	3,328	
5	1242	WD DECK A	0	100	40	16	640.00	SF	10.00	10.00	100	2010	2010	3	40	2,560	

LAND DESCRIPTION

TOTAL OB/XF 12,964

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		OR	0.00	0.00	6.68	AC		1.00	1.00	1.00	19,500.00	19,500.00	130,260							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 6.68 Total Land Value: 130,260 Market: 0 Agricultural: 0 Common: 130,260 PRINTED 07/30/2025 BY SYS