

LOTS 8 & 9
OR 110/139 (EX S-1 OF LOT 9)
OR 112/141 & OR 129/669

WALKER BYRON J & ANNIE P L/E/
55081 PUFF LANE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 90
Exterior Wall	30 VINYL 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 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

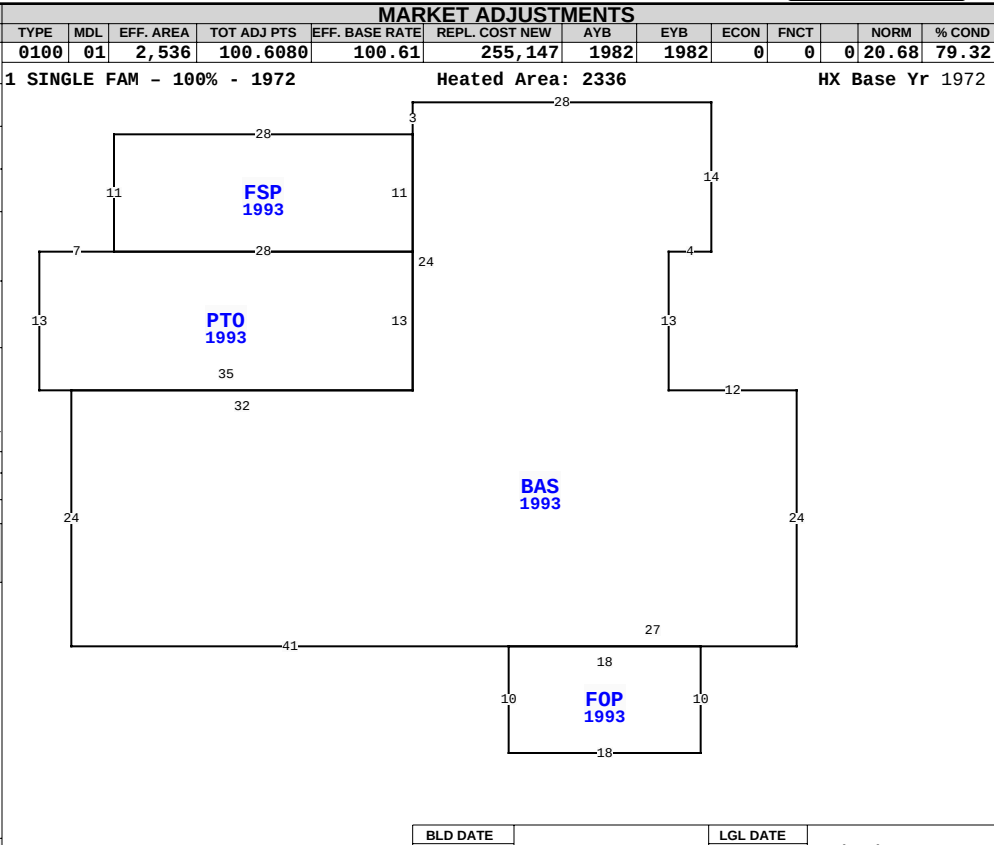
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	1993	2,336	186,422
FOP	180	30	1993	54	4,309
FSP	308	40	1993	123	9,816
PTO	455	5	1993	23	1,835
TOTALS	3,279			2,536	202,383

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0350	CARPORT WD	0	100	16	40	640.00	SF	8.58
2	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00
3	0940	SHEDS/PORT	0	100	8	17	136.00	SF	30.00
4	0812	CONCRETE C	0	100	0	0	1,304.00	SF	4.00
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50
6	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00
7	0681	POLE SHED	0	100	0	0	720.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.47

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF									
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Market: 0 Agricultural: 0 Common: 106,665

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	202,383								
TOTAL MARKET OB/XF VALUE	13,469								
TOTAL LAND VALUE - MARKET	106,665								
TOTAL MARKET VALUE	322,517								
SOH/AGL Deduction	137,946								
ASSESSED VALUE	184,571								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	133,849								
TOTAL JUST VALUE	322,517								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	294,924								

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/0839	7/18/2022	LE	U	I	11	100	
GRANTOR: WALKER BYRON J & ANNI							
GRANTEE: WALKER TIMOTHY BYRO							
0110/0139	1/01/1971	TA	Q	V		3,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N13 E4 N14 W28 S3 FSP=[YR=1993] W28 S11									
PTO=[YR=1993] W7 S13 E35 N13 W28\$ E28 N11\$ S24 W32 S24 E41									
FOP=[YR=1993] S10 E18 N10 W18\$ E27 N24\$.									