PT OF LOT 9
IN OR 1243/1569
EAST CALLAHAN SUB PB 1/35

WALKER ANDREW C
55135 PUFF LANE
CALLAHAN, FL 32011

2025

28-2N-25-3060-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

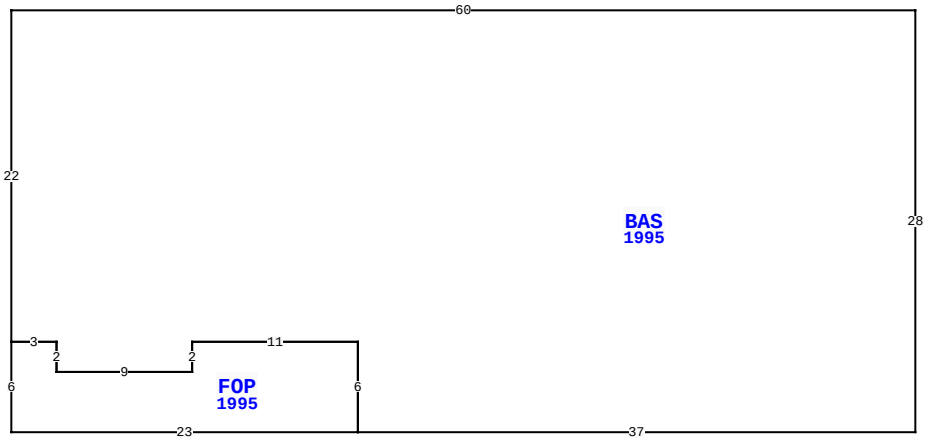
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1995	1,560	147,214
FOP	120	30	1995	36	3,397
TOTALS	1,680			1,596	150,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	114.0360	114.04	182,008	1995	1995	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 1996 Heated Area: 1560 HX Base Yr 1996



55135 PUFF LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,612
TOTAL MARKET OB/XF VALUE		45,167
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		242,129
SOH/AGL Deduction		96,002
ASSESSED VALUE		146,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,405
TOTAL JUST VALUE		242,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001874	CARPORT	23,956	02/28/2020
B1632497	SWIM POOL	25,000	06/01/2016
B941153	NEW CONSTR	117,236	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1569	7/07/2004	QC	U	I	07	100
GRANTOR: WALKER ANDREW & KELLE						
GRANTEE: WALKER ANDREW C						
1235/1838	6/07/2004	QC	Q	I	01	100
GRANTOR: WALKER ANDREW C & KEL						
GRANTEE: WALKER ANDREW C						

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	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1996	1996	3	70	410	
2	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2016	2016	3	78	24,863	
3	0855	CONC PAVER	0	100	0	0	1,225.00	SF	10.00	10.00	100	2016	2016	3	95	11,638	
4	0351	CARPORT MT	0	100	32	30	960.00	SF	10.00	10.00	100	2020	2020	3	86	8,256	

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S22 FOP=[YR=1995] S6 E23 N6 W11 S2 W9 N2 W3$ E3 S2 E9 N2 E11 S6 E37 N28$.

LAND DESCRIPTION

TOTAL OB/XF 45,167

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	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 08/12/2020 BY KB Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS