PT OF LOTS 24 & 25
IN OR 115 PG 141
EX R/W IN OR 228/173

CRAY PRIMULA H
45039 QUIP CT
CALLAHAN, FL 32011

2025

28-2N-25-3060-0024-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

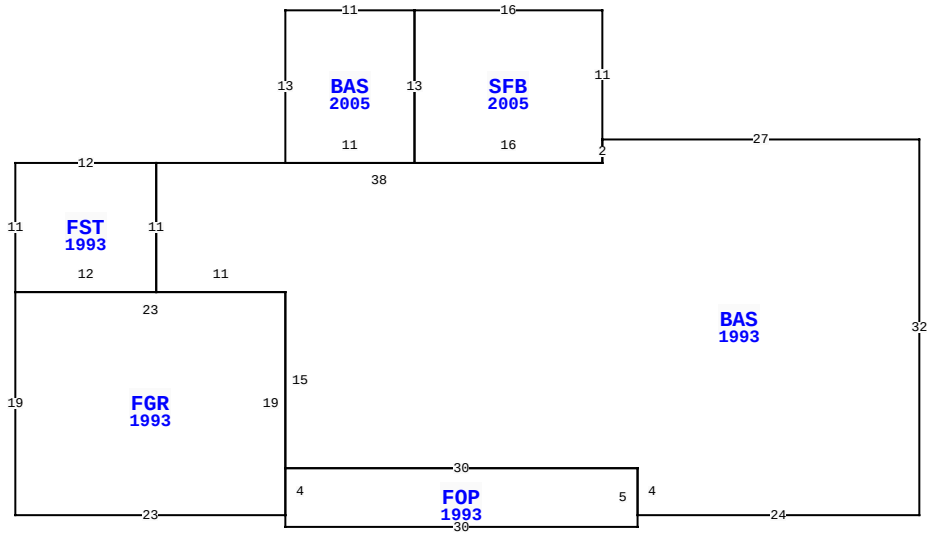
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100	1993	1,675	155,430
BAS	143	100	2005	143	13,270
FGR	437	55	1993	240	22,271
FOP	150	30	1993	45	4,176
FST	132	55	1993	73	6,774
SFB	208	80	2005	166	15,404
TOTALS	2,745			2,342	217,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	122.5000	122.50	286,895	1971	1995	0	0	0	24.25	75.75

1 SINGLE FAM – 100% - 0 Heated Area: 1984 HX Base Yr



45039 QUIP CT, 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		217,323
TOTAL MARKET OB/XF VALUE		1,325
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		259,148
SOH/AGL Deduction		129,480
ASSESSED VALUE		129,668
TOTAL EXEMPTION VALUE	HX HB WX SL	129,668
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		259,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,445

EYB ADJSTD FOR ADDTN + MAINTENANCE: 9/2023 KW

ASPHALT DRIVEWAY NO VALUE

SOME XFOB'S ON PRCL 12-2 ARE ASSESSED HERE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0114/0572	1/01/1971	TA	Q	V		2,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 SFB=[YR=2005] N11 W16 BAS=[YR=2005] W11 S13 E11 N13$ S13 E16 N2$ S2 W38 FST=[YR=1993] W12 S11 FGR=[YR=1993] S19 E23 FOP=[YR=1993] S1 E30 N5 W30 S4$ N19 W23$ E12 N11$ S11 E11 S15 E30 S4 E24 N32$.

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	0812	CONCRETE C	0	100	0	0	1,104.00	SF	4.00	4.00	100	1980	1980	3	30	1,325	

LAND DESCRIPTION

TOTAL OB/XF 1,325

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 07/30/2025 BY SYS