LOT 26 & PT OF LOT 25 IN
OR 912/1599 (EX ESMT IN
OR 539/548 & EX R/W IN

PAGE JOHN HENRY/PAGE RONALD
45108 PEYTON LN
CALLAHAN, FL 32011

2025

28-2N-25-3060-0025-0010

BUILDING CHARACTERISTICS

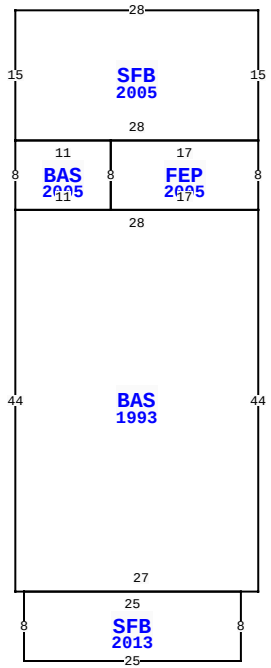
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,232	100	1993	1,232	82,986
BAS	88	100	2005	88	5,927
FEP	136	80	2005	109	7,342
SFB	420	80	2005	336	22,633
SFB	200	80	2013	160	10,778
TOTALS	2,076			1,925	129,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	93.8840	93.88	180,719	1931	1975	0	0	0	28.25	71.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1816 HX Base Yr



45108 PEYTON LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,666
TOTAL MARKET OB/XF VALUE		12,123
TOTAL LAND VALUE - MARKET		122,400
TOTAL MARKET VALUE		264,189
SOH/AGL Deduction		48,326
ASSESSED VALUE		215,863
TOTAL EXEMPTION VALUE	13	215,863
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		264,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327876	REPAIR/RRF	2,297	11/04/2013
M982755	H/AC	0	02/01/1998
7576	REPAIR/RRF	2,000	10/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0912/1599	12/27/1999	WD	U	I	07	100
GRANTOR: PAGE JOHN HENRY & RON						
GRANTEE: PAGE JOHN HENRY & R						
0312/0156	3/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2005] W28 S15 BAS=[YR=2005] S8 BAS=[YR=1993] S44 E1 SFB=[YR=2013] S8 E25 N8 W25$ E27 N44 FEP=[YR=2005] N8 W17 S8 E17$ W28$ E11 N8 W11$ E28 N15$.

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	0510	GARAGE WD-	0	100	21	20	420.00	SF	26.95	26.95	100	1970	1970	3	20	2,264	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1983	1983	3	20	780	
3	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	1990	1990	3	57	741	
4	0351	CARPORT MT	0	100	30	20	600.00	SF	5.70	5.70	100	2004	2004	3	21	718	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
6	0351	CARPORT MT	0	100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	27	1,620	

LAND DESCRIPTION

TOTAL OB/XF 12,123

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	4.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	122,400							

REVIEW DATE 11/27/2019 BY KBA Total Acres: 4.08 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 07/30/2025 BY SYS