PT OF LOTS 44 45 & 46 SEC 47
IN OR 2698/274
EAST CALLAHAN SUB PB 1/35

GARRISON MATTHEW W & CHRISTINE M
835 LAUREL WAY
ORANGE PARK, FL 32065

2025

28-2N-25-3060-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

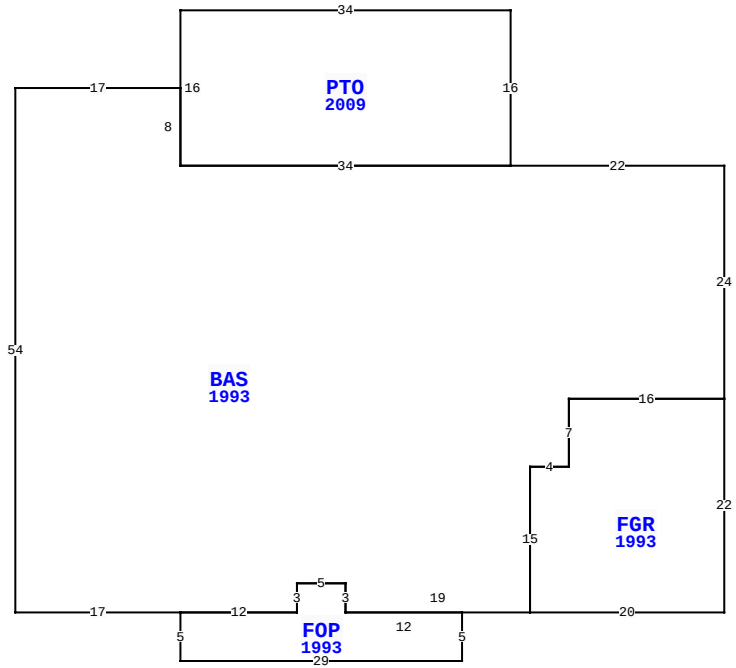
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,067	100	1993	3,067	341,928
FGR	412	55	1993	227	25,307
FOP	160	30	1993	48	5,352
PTO	544	5	2009	27	3,010
TOTALS	4,183			3,369	375,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,369	99.3600	131.16	441,878	1974	2004	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 2025 Heated Area: 3067 HX Base Yr



45434 CIRCLE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	390,175
TOTAL MARKET OB/XF VALUE	12,303
TOTAL LAND VALUE - MARKET	117,390
TOTAL MARKET VALUE	519,868
SOH/AGL Deduction	0
ASSESSED VALUE	519,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	519,868
TOTAL JUST VALUE	519,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2698/274	3/01/2024	WD	Q	I	02	590,000
GRANTOR: FENSKE PATRICIA EGAN						
GRANTEE: GARRISON MATTHEW W						
2587/1431	8/30/2022	WD	Q	I	01	500,000
GRANTOR: FLOWERS PATRICIA A &						
GRANTEE: FENSKE PATRICIA EGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=2009] N16 W34 S16 E34$ W34 N8 W17 S54 E17 FOP=[YR=1993] S5 E29 N5 W12 N3 W5 S3 W12$ E12 N3 E5 S3 E19 FGR=[YR=1993] E20 N22 W16 S7 W4 S15$ N15 E4 N7 E16 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	0	0	0	4,432.00	SF	4.00	4.00	100	1985	1985	3	44	7,800	
3	0300	BOAT DCK W	0	0	22	8	176.00	SF	40.00	40.00	100	1985	1985	3	20	1,408	
4	0940	SHEDS/PORT	0	0	36	12	432.00	SF	18.00	18.00	100	1990	1990	3	20	1,555	

LAND DESCRIPTION

TOTAL OB/XF 12,303

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	0	0005	OR	0.00	0.00	6.02	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,390							

REVIEW DATE 01/31/2024 BY KWA Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS

PT OF LOTS 44 45 & 46 SEC 47
IN OR 2698/274
EAST CALLAHAN SUB PB 1/35

GARRISON MATTHEW W & CHRISTINE M
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ORANGE PARK, FL 32065

2025

28-2N-25-3060-0044-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

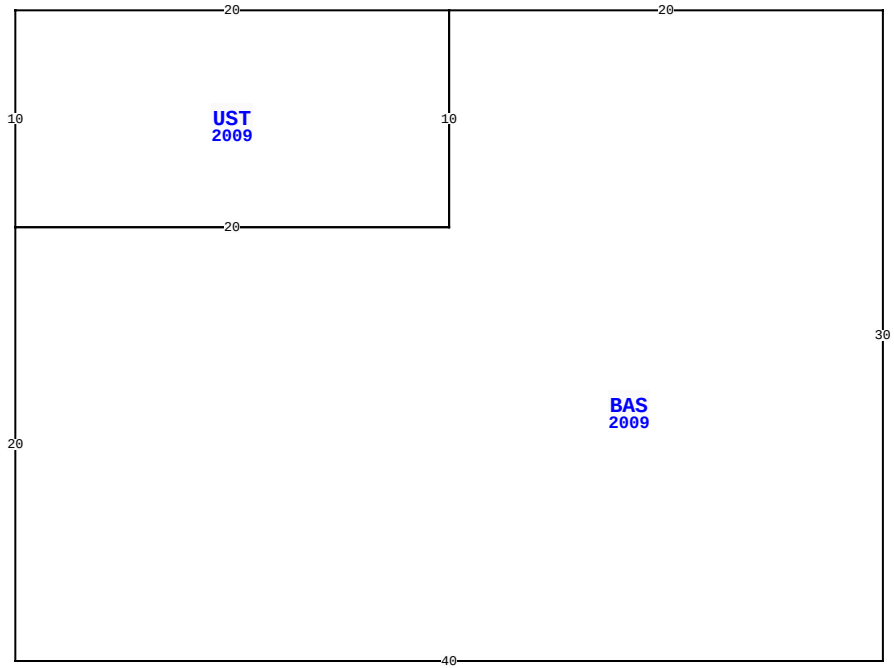
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2009	1,000	13,375
UST	200	45	2009	90	1,204
TOTALS	1,200			1,090	14,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,090	72.2920	26.75	29,158	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 2025 Heated Area: 1000 HX Base Yr



45434 CIRCLE DR, CALLAHAN

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2587/1431	8/30/2022	WD	Q	I	01	500,000
GRANTOR: FLOWERS PATRICIA A &						
GRANTEE: FENSKE PATRICIA EGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 UST=[YR=2009] W20 S10 E20 N10$ S10 W20 S20 E40 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/31/2024 BY KWA Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS