PT OF LOTS 52 & 53
IN OR 2449/1257
EAST CALLAHAN SUB PBK 1/35

AXELSEN ASHLEY W
46500 ROYAL OAKS TRL
CALLAHAN, FL 32011

**2025**

**28-2N-25-3060-0052-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

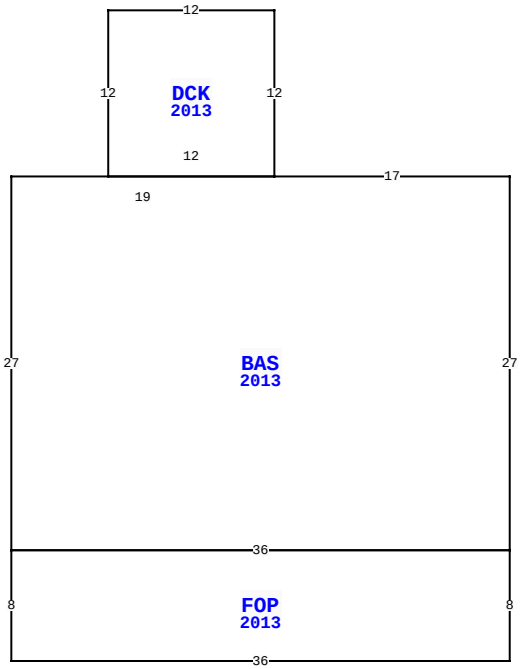
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 972 | 100 | 2013 | 972 | 122,351 |
| DCK | 144 | 10 | 2013 | 14 | 1,762 |
| FOP | 288 | 30 | 2013 | 86 | 10,825 |
| TOTALS | 1,404 | | | 1,072 | 134,938 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,072 | 132.5000 | 132.50 | 142,040 | 2013 | 2013 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 972 HX Base Yr




46500 ROYAL OAKS TRL, 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 | 134,938 |
| TOTAL MARKET OB/XF VALUE | 18,403 |
| TOTAL LAND VALUE - MARKET | 179,400 |
| TOTAL MARKET VALUE | 332,741 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 332,741 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 332,741 |
| TOTAL JUST VALUE | 332,741 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 313,911 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327415 | CO ISSUED | 0 | 11/25/2013 |
| B1327661 | XFOB | 2,103 | 10/01/2013 |
| B1327415 | NEW CONSTR | 108,004 | 07/01/2013 |
| B1326797 | XFOB | 51,620 | 01/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2449/1257 | 4/05/2021 | WD | Q | I | 01 | 305,000 |
| GRANTOR: WEIR JENNIFER & LINDA | | | | | | |
| GRANTEE: AXELSEN ASHLEY W | | | | | | |
| 2037/0572 | 3/31/2016 | WD | Q | I | 01 | 269,500 |
| GRANTOR: FARIES STEPHEN T & JA | | | | | | |
| GRANTEE: WEIR JENNIFER ETAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W17 DCK=[YR=2013] N12 W12 S12 E12$ W19 S27
FOP=[YR=2013] S8 E36 N8 W36$ E36 N27$.

## 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 | 0200 | BARN WD 0- | 0 | 0 | 36 | 36 | 1,296.00 | SF | 20.00 | 20.00 | 100 | 2014 | 2014 | 3 | 71 | 18,403 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,403

| 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 | 0007 | OR | 0.00 | 0.00 | 9.20 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 179,400 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 9.20 Total Land Value: 179,400 Market: 0 Agricultural: 0 Common: 179,400 PRINTED 07/30/2025 BY SYS