PT LOT 4 IN OR 2580/1773
SAND PINE HILLS PB 5/284

PERRET ZACKARY SCOTT
43075 SAND PINE AVE
CALLAHAN, FL 32011

2025

30-1N-25-1910-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

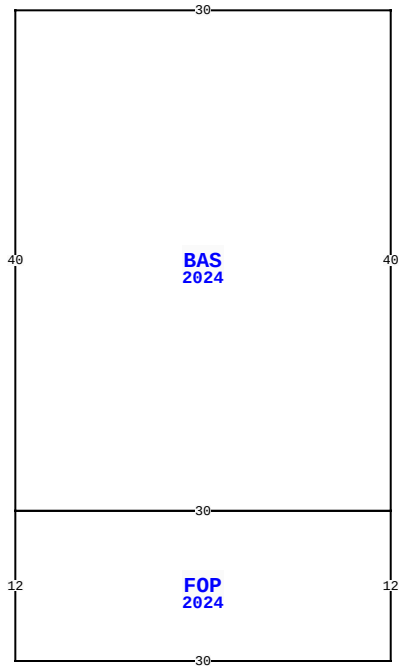
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,025
FOP	360	30	2024	108	2,342
TOTALS	1,560			1,308	28,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,308	59.8000	22.13	28,946	2022	2022	0	0	0	2.00	98.00

1 GARAGE RES – 0% - 2024 Heated Area: 1200 HX Base Yr



SAND PINE AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	28,367
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	86,867
SOH/AGL Deduction	7,005
ASSESSED VALUE	79,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,862
TOTAL JUST VALUE	86,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2580/1773	7/27/2022	SW	U	V	11	100

GRANTOR: PERRETT SCOTT L & BON
GRANTEE: PERRETT ZACKARY SCO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,0] E30 S40 W30 N40 $
FOP=[YR=2024;ORIG=50,40] E30 S12 W30 N12 $
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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
1	000100	C	RES	0		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 12/12/2024 BY TW Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS