LOT 5
SAND PINE HILLS PB 5/284

PERRET JOHN P & ELIZABETH A
43015 SAND PINE AVE
CALLAHAN, FL 32011

2025

30-1N-25-1910-0005-0000

BUILDING CHARACTERISTICS

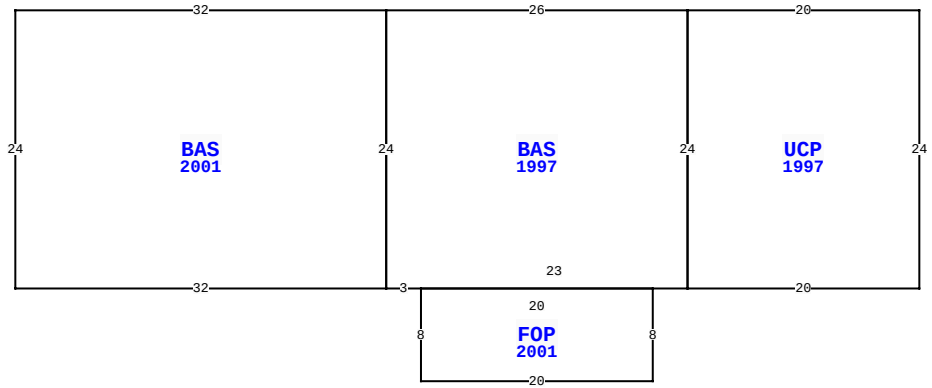
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	624	100	1997	624	67,871
BAS	768	100	2001	768	83,534
FOP	160	30	2001	48	5,221
UCP	480	20	1997	96	10,442
TOTALS	2,032			1,536	167,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,536	93.6360	123.60	189,850	1995	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 1998 Heated Area: 1392 HX Base Yr 1998



43015 SAND PINE AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,183
TOTAL MARKET OB/XF VALUE		11,988
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		340,671
SOH/AGL Deduction		183,362
ASSESSED VALUE		157,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,587
TOTAL JUST VALUE		340,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,283

POLE BARN ADJUSTED FOR ENCLOSED AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002050	GARAGE	49,860	02/15/2023
18008434	REPAIR/RRF	6,000	10/01/2018
E14609	ELEC OTHER	0	03/01/2005
B12941	GARAGE	0	06/01/2004
M015107	H/AC	0	06/01/2001
B0108217	REPAIR/RRF	34,536	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0239	10/08/2019	SW	U	I	11	100

GRANTOR: PERRET JOHN P & ELIZA

GRANTEE: PERRET JOHN P & ELI

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1997] W20 BAS=[YR=1997] W26 BAS=[YR=2001] W32 S24 E32 N24 $ S24 E3 FOP=[YR=2001] S8 E20 N8 W20 $ E23 N24 $ S24 E20 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	0940	SHEDS/PORT	0	100	16	8	128.00	SF	18.30	18.30	100	1990	1990	3	20	468	
2	0681	POLE SHED	0	100	64	30	1,920.00	SF	18.75	18.75	100	2004	2004	3	32	11,520	

LAND DESCRIPTION

TOTAL OB/XF 11,988

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	0007	OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500							

REVIEW DATE 08/16/2023 BY KW Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS

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2025

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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

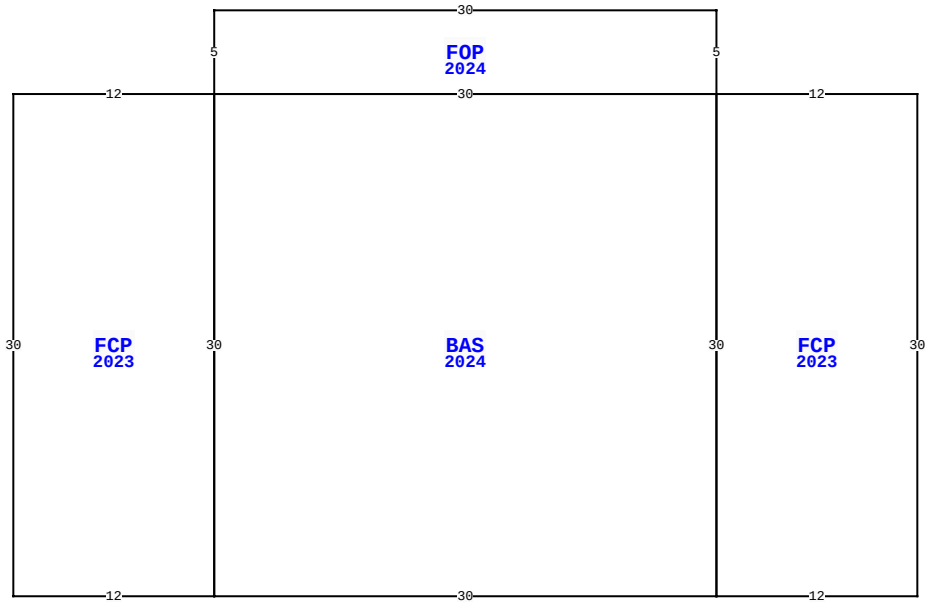
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	20,092
FCP	360	25	2023	90	2,010
FCP	360	25	2023	90	2,010
FOP	150	30	2024	45	1,005
TOTALS	1,770			1,125	25,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,125	60.9500	22.55	25,369	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 900 HX Base Yr 1998



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TOTAL JUST VALUE		340,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014666	NEW CONSTR	0	04/01/2001
74785	NEW CONSTR	23,840	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0239	10/08/2019	SW	U	I	11	100

GRANTOR: PERRET JOHN P & ELIZA

GRANTEE: PERRET JOHN P & ELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
FOP=[YR=2024;ORIG=50,5] E30 S5 W30 N5 $
FCP=[YR=2023;ORIG=50,10] W12 S30 E12 N30 $
FCP=[YR=2023;ORIG=80,10] E12 S30 W12 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 08/16/2023 BY KW Total Acres: 7.00 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/30/2025 BY SYS