IN OR 1600/752
EX R/W OR 673/1886

BLUE THOMAS D III
45136 DUTTON WAY
CALLAHAN, FL 32011

2025

30-2N-25-0000-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

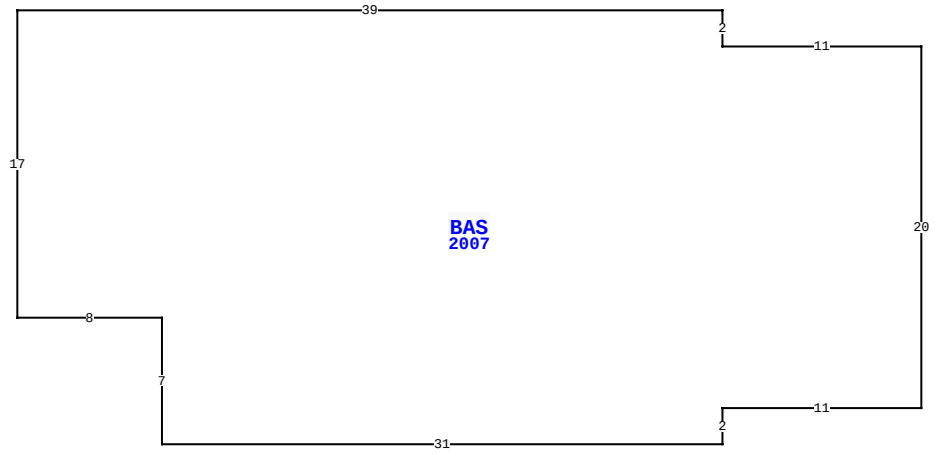
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,100	100	2007	1,100	84,675
TOTALS	1,100			1,100	84,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,100	124.6560	124.66	137,126	1947	1960	0	0	0	38.25	61.75

2 SINGLE FAM – 0% - 0 Heated Area: 1100 HX Base Yr



45214 MORGAN CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,675
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	59,850
TOTAL MARKET VALUE	144,525
SOH/AGL Deduction	30,277
ASSESSED VALUE	114,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,248
TOTAL JUST VALUE	144,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/0752	12/31/2008	QC	Q	I	01	100
GRANTOR: BLUE THOMAS A JR						
GRANTEE: BLUE THOMAS D III						
1369/0691	11/28/2005	QC	U	I	07	100
GRANTOR: BURGESS BERMA LEE						
GRANTEE: BLUE THOMAS A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 N2 W39 S17 E8 S7 E31 N2 E11 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,850							

REVIEW DATE 12/13/2023 BY KWA Total Acres: 1.33 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 07/30/2025 BY SYS