IN OR 1075/940
EX R/W OR 1001/1005

FREEMAN LINDA D
PO BOX 430
CALLAHAN, FL 32011-0430

2025

31-2N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

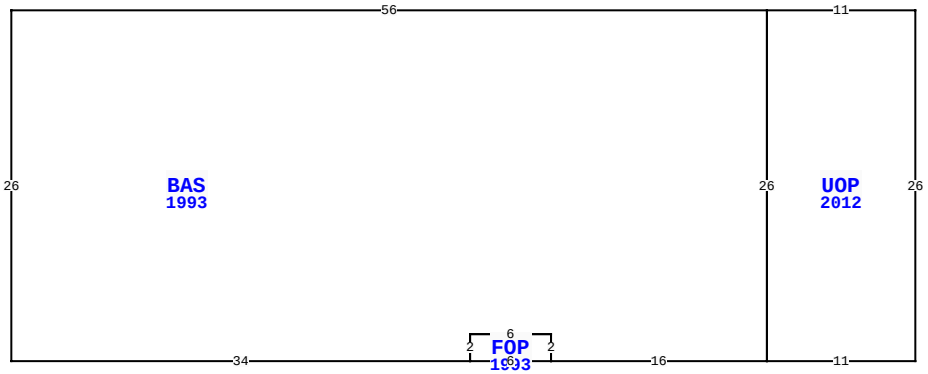
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	72,400
FOP	12	30	1993	4	201
UOP	286	20	2012	57	2,858
TOTALS	1,742			1,505	75,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,505	88.7400	88.74	133,554	1977	1977	0	0	0	43.50	56.50

1 SINGLE FAM – 100% - 2003 Heated Area: 1444 HX Base Yr 2003



448867 US HWY 301, 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		75,458
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		32,985
TOTAL MARKET VALUE		108,443
SOH/AGL Deduction		51,697
ASSESSED VALUE		56,746
TOTAL EXEMPTION VALUE	HX HB WX	36,746
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		108,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1075/0940	8/16/2002	WD	U	I	23	39,800
GRANTOR: CREWS CHRISTINE L						
GRANTEE: FREEMAN JOHNNY E &						
1008/0682	9/19/2001	QC	Q	I	06	21,000
GRANTOR: CREWS JAMES D SR						
GRANTEE: CREWS CHRISTINE L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W11 BAS=[YR=1993] W56 S26 E34 FOP=[YR=1993] E6N2 W6 S2$ N2 E6 S2 E16 N26$S26 E11 N26$.

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	100	0004	OR	0.00	0.00	0.73	AC		1.00	1.00	1.00	45,000.00	45,000.00	32,985							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.73 Total Land Value: 32,985 Market: 0 Agricultural: 0 Common: 32,985 PRINTED 07/30/2025 BY SYS