PARCEL 5 & PT BLOCK 2
PT OF LOT 1 PARCEL G
IN OR 1902/85 & OR 1902/87 &

CARROLL WILLIAM P & HOLLY
448960 US HWY 301
CALLAHAN, FL 32011

2025

31-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

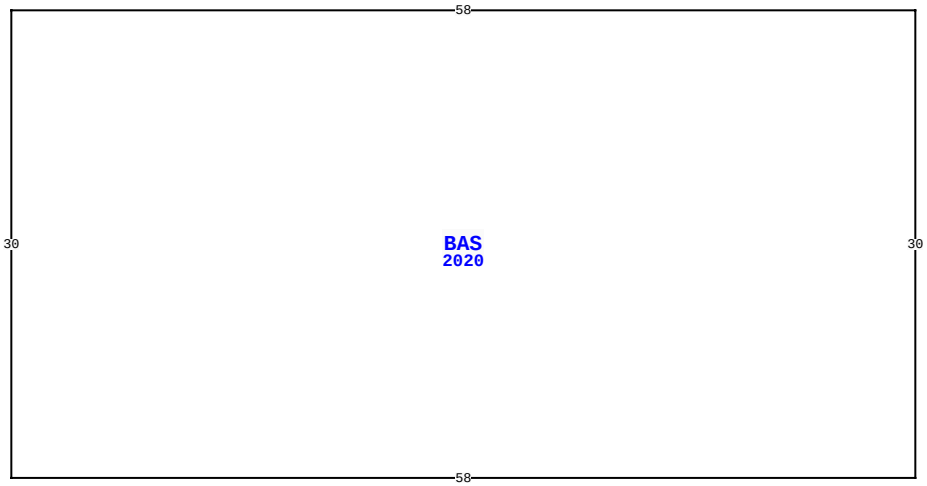
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2020	1,740	162,986
TOTALS	1,740			1,740	162,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,740	116.0000	98.60	171,564	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2016 Heated Area: 1740 HX Base Yr 2016



448960 US HWY 301, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		162,986
TOTAL MARKET OB/XF VALUE		8,757
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		216,743
SOH/AGL Deduction		82,098
ASSESSED VALUE		134,645
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,923
TOTAL JUST VALUE		216,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012381	CO ISSUED	0	02/22/2021
20012381	NEW CONSTR	0	12/11/2020
B21391	REMODEL	7,889	05/01/2008
8724	REPAIR/RRF	1,235	03/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1902/0088	12/30/2013	WD	U	I	11	100
GRANTOR: LIBBY TARA						
GRANTEE: CARROLL WILLIAM P &						
1902/0087	12/30/2013	WD	U	I	11	100
GRANTOR: SINGLEY DANIEL						
GRANTEE: CARROLL WILLIAM P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W58 S30 E58 N30$.

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	0	0	128.00	SF	20.10	20.10	100	1980	1980	3	20	515	
2	0510	GARAGE WD-	0	100	21	22	462.00	SF	35.00	35.00	100	1983	1983	3	20	3,234	
3	0940	SHEDS/PORT	0	100	20	9	180.00	SF	20.10	20.10	100	1985	1985	3	20	724	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2008	2008	3	31	930	
5	0940	SHEDS/PORT	0	100	5	8	40.00	SF	30.00	30.00	100	2020	2020	3	86	1,032	
6	0351	CARPORT MT	0	100	15	18	270.00	SF	10.00	10.00	100	2020	2020	3	86	2,322	

LAND DESCRIPTION

TOTAL OB/XF 8,757

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	0003	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/04/2021 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS