IN OR 2489/247
EX R/W CASE 02-116-CA
EX R/W OR 1057/1879

PADGETT MACKENZIE K/LUCE DENVER G
448988 US HWY 301
CALLAHAN, FL 32011

2025

31-2N-25-0000-0005-0030

BUILDING CHARACTERISTICS

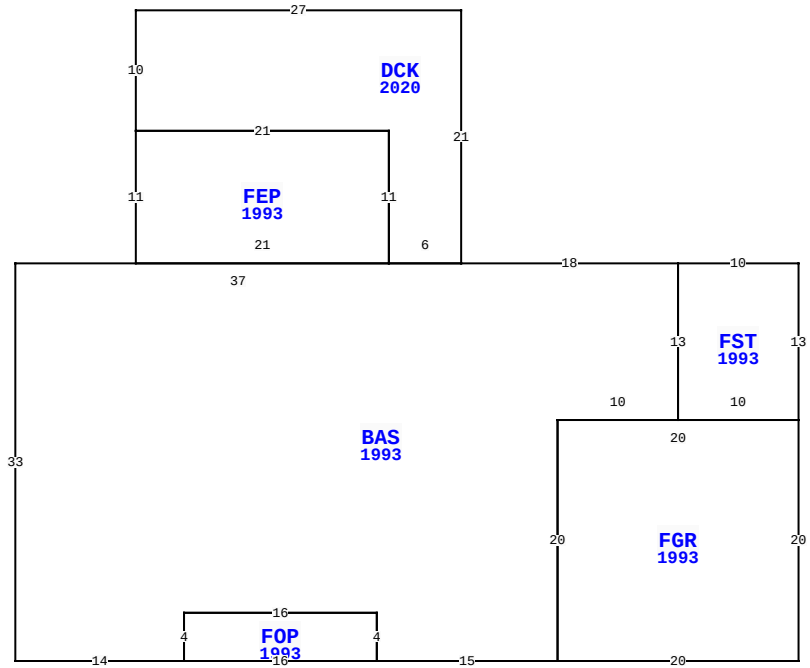
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,551	100	1993	1,551	189,230
DCK	336	10	2020	34	4,148
FEP	231	80	1993	185	22,571
FGR	400	55	1993	220	26,841
FOP	64	30	1993	19	2,318
FST	130	55	1993	72	8,784
TOTALS	2,712			2,081	253,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,081	126.6160	167.13	347,798	1978	1990	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 2022 Heated Area: 1551 HX Base Yr 2022



448988 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		253,893
TOTAL MARKET OB/XF VALUE		2,279
TOTAL LAND VALUE - MARKET		81,450
TOTAL MARKET VALUE		337,622
SOH/AGL Deduction		84,899
ASSESSED VALUE		252,723
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,001
TOTAL JUST VALUE		337,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,811

MISC (2) ALUMN CRPTS= NV: 11/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000152	REPAIR/RRF	10,875	01/07/2020
5069	CHNGE SRVC	500	05/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/0247	8/12/2021	WD	Q	I	01	265,000
GRANTOR: WHITLEY JESSIE S & CA						
GRANTEE: PADGETT MACKENZIE K						
2387/1635	6/19/2020	SW	U	I	11	100
GRANTOR: WHITLEY JESSIE S & CA						
GRANTEE: CARROLL HOLLY & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 BAS=[YR=1993] W18 DCK=[YR=2020] N21 W27 S10 FEP=[YR=1993] S11 E21 N11 W21$E21 S11 E6$W37 S33 E14 FOP=[YR=1993] E16 N4 W16S4$ N4 E16 S4 E15 FGR=[YR=1993] E20 N20 W20 S20$ N20 E10 N13$ S13 E10 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	1978	1978	3	28	879	

LAND DESCRIPTION

TOTAL OB/XF 2,279

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	1.81	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,450							

REVIEW DATE 11/20/2023 BY KWA Total Acres: 1.81 Total Land Value: 81,450 Market: 0 Agricultural: 0 Common: 81,450 PRINTED 07/30/2025 BY SYS