PT GOVT LOT 1 OF SEC 31-2N-25E
IN OR 1983/1076 (EX PT IN
PBK 1/16 & EX DOT LTD ACCESS

CARROLL KATHY L & MICHAEL J
448941 US HWY 301
CALLAHAN, FL 32011

2025

31-2N-25-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

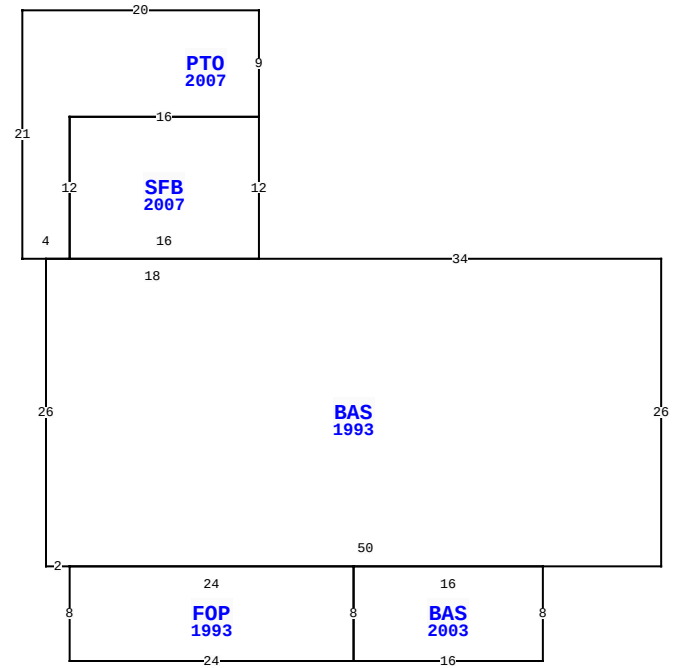
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	78,703
BAS	128	100	2003	128	7,451
FOP	192	30	1993	58	3,376
PTO	228	5	2007	11	640
SFB	192	80	2007	154	8,965
TOTALS	2,092			1,703	99,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,703	99.0000	99.00	168,597	1946	1960	0	0	0	41.20	58.80

1 SINGLE FAM – 0% - 0 Heated Area: 1634 HX Base Yr



448941 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	130,985
TOTAL MARKET OB/XF VALUE	23,976
TOTAL LAND VALUE - MARKET	42,300
TOTAL MARKET VALUE	197,261
SOH/AGL Deduction	13,038
ASSESSED VALUE	184,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,223
TOTAL JUST VALUE	197,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1983/1076	6/04/2015	QC	U	I	11	100
GRANTOR: CARROLL KATHY L AKA K						
GRANTEE: CARROLL KATHY L AKA						
1918/1947	5/20/2014	QC	U	I	11	100
GRANTOR: CARROLL PAUL J						
GRANTEE: CARROLL PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 SFB=[YR=2007] N12 PTO=[YR=2007] N9 W20 S21 E4 N12 E16$ W16 S12 E16$ W18 S26 E2 FOP=[YR=1993] S8 E24 BAS=[YR=2003] E16 N8 W16 S8$ N8 W24$ E50 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
1	0511	GARAGE CB-	0	0	28	21	588.00	SF	40.00	40.00	100	1970	1970	3	20	4,704	
2	0511	GARAGE CB-	0	0	28	18	504.00	SF	20.00	20.00	100	2000	2000	3	77	7,762	
3	0511	GARAGE CB-	0	0	21	10	210.00	SF	20.00	20.00	100	2004	2004	3	83	3,486	
4	0510	GARAGE WD-	0	0	21	17	357.00	SF	26.25	26.25	100	2003	2003	3	30	2,811	
5	0681	POLE SHED	0	0	13	17	221.00	SF	11.25	11.25	100	2003	2003	3	30	746	
6	0680	POLE SHED	0	0	20	19	380.00	SF	7.50	7.50	100	2003	2003	3	30	855	
7	0752	USP	0	0	12	15	180.00	SF	11.25	11.25	100	1990	1990	3	20	405	
8	0812	CONCRETE C	0	0	0	0	1,006.00	SF	4.00	4.00	100	1995	1995	3	68	2,736	
9	1127	BRICK 8"	0	0	11	4	44.00	SF	5.50	5.50	100	2000	2000	3	93	225	
10	1127	BRICK 8"	0	0	6	4	24.00	SF	11.00	11.00	100	2000	2000	3	93	246	

TOTAL OB/XF 23,976

LAND DESCRIPTION

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	0.94	AC		1.00	1.00	1.00	45,000.00	45,000.00	42,300							

REVIEW DATE 06/01/2022 BY KBA Total Acres: 0.94 Total Land Value: 42,300 Market: 0 Agricultural: 0 Common: 42,300 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

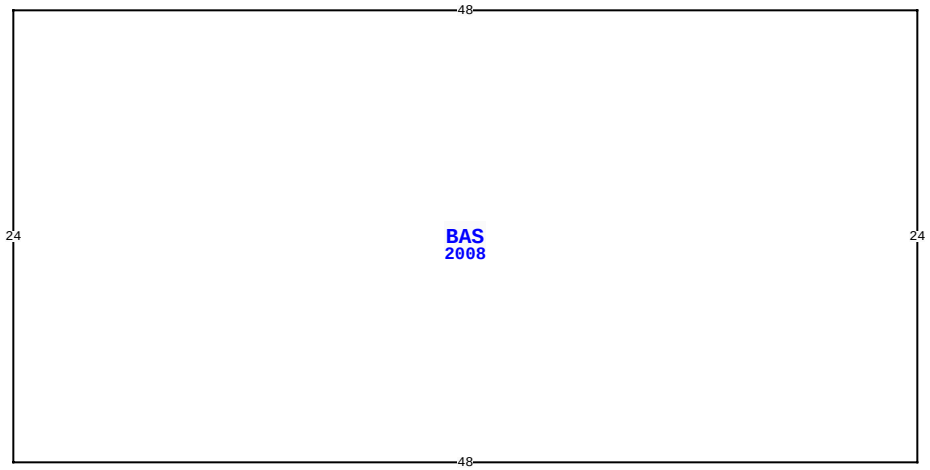
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2008	1,152	31,850
TOTALS	1,152			1,152	31,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	115.2000	92.16	106,168	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



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1918/1947	5/20/2014	QC	U	I	11	100
GRANTOR: CARROLL PAUL J						
GRANTEE: CARROLL PAUL J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S24 E48 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

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

REVIEW DATE 06/01/2022 BY KBA Total Acres: 0.94 Total Land Value: 42,300 Market: 0 Agricultural: 0 Common: 42,300 PRINTED 07/30/2025 BY SYS