PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 2657/24 & ESMT IN
OR 290/693

WHIDDON LOREN GLENN & STEPHANIE R L/E/
541703 US HWY 1
CALLAHAN, FL 32011

2025

32-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

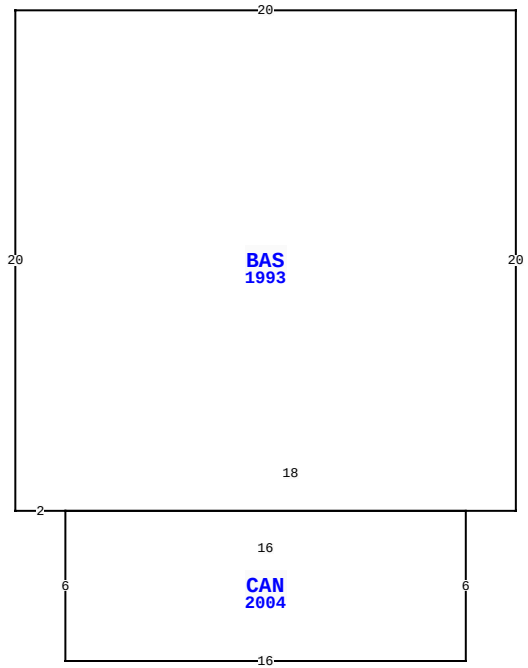
DOR CODE 2700 VEH SALE/REPAIR
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	28,115
CAN	96	30	2004	29	2,038
TOTALS	496			429	30,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	429	106.4385	149.55	64,157	1984	1986	0	0	0	53.00	47.00

1 OFFICE – 0% - 0 Heated Area: 400 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	268,394
TOTAL MARKET OB/XF VALUE	35,607
TOTAL LAND VALUE - MARKET	59,459
TOTAL MARKET VALUE	363,460
SOH/AGL Deduction	56,959
ASSESSED VALUE	306,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,501
TOTAL JUST VALUE	363,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21410	ADDITION	46,000	05/01/2008
E20799	ELEC OTHER	0	05/01/2008
6881	CHNGE SRVC	500	08/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/24	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN &						
GRANTEE: LEWIS AMANDA H						
2657/23	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN						
GRANTEE: WHIDDON LOREN GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S20 E2 CAN=[YR=2004] S6 E16 N6 W16$ E18 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
1	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100	1982	1982	3	35	1,420	
2	0803	ASPHALT C	0	0	0	0	14,993.00	SF	2.00	2.00	100	1986	1986	3	50	14,993	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1986	1986	3	23	582	
4	0430	CL FNC 6B	0	0	0	0	1,250.00	LF	9.70	9.70	100	1984	1984	3	20	2,425	
5	0422	CL FNC 4'	0	0	0	0	155.00	LF	15.00	15.00	100	1986	1986	3	22	512	
6	0510	GARAGE WD-	0	0	16	20	320.00	SF	35.00	35.00	100	1994	1994	3	20	2,240	
7	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1986	1986	3	58	131	
8	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1986	1986	3	22	165	
9	0812	CONCRETE C	0	0	0	0	1,062.00	SF	4.00	4.00	100	1996	1996	3	70	2,974	
10	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1990	1990	3	20	300	

TOTAL OB/XF 25,742

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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	56,628.00	SF		1.00	1.00	0.70	1.50	1.05	59,459							

REVIEW DATE 02/11/2020 BY KKA Total Acres: 1.30 Total Land Value: 59,459 Market: 0 Agricultural: 0 Common: 59,459 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 2657/24 & ESMT IN
OR 290/693

WHIDDON LOREN GLENN & STEPHANIE R L/E/
541703 US HWY 1
CALLAHAN, FL 32011

2025

32-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

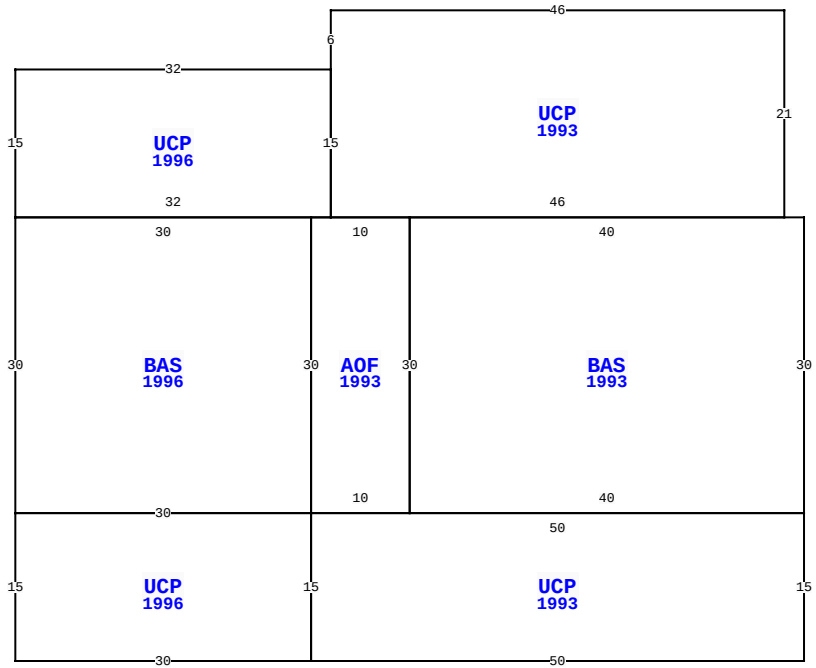
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	185	1993	555	18,312
BAS	1,200	100	1993	1,200	39,594
BAS	900	100	1996	900	29,696
UCP	750	40	1993	300	9,899
UCP	966	40	1993	386	12,736
UCP	450	40	1996	180	5,939
UCP	480	40	1996	192	6,335
TOTALS	5,046			3,713	122,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	3,713	76.9567	65.99	245,021	1979	1985	0	0	0	50.00	50.00

2 SERV SHOP - 0% - 0 Heated Area: 2400 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	268,394
TOTAL MARKET OB/XF VALUE	35,607
TOTAL LAND VALUE - MARKET	59,459
TOTAL MARKET VALUE	363,460
SOH/AGL Deduction	56,959
ASSESSED VALUE	306,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,501
TOTAL JUST VALUE	363,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/24	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN &						
GRANTEE: LEWIS AMANDA H						
2657/23	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN						
GRANTEE: WHIDDON LOREN GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W46 S6 UCP=[YR=1996] W32 S15 BAS=[YR=1996] S30 UCP=[YR=1996] S15 E30 UCP=[YR=1993] E50 N15 BAS=[YR=1993] N30 W40 AOF=[YR=1993] W10 S30 E10 N30$ S30 E40$ W50 S15$ N15 W30$ E30 N30 W30$ E32 N15$ S15 E46 N21$.

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
11	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	1990	1990	3	20	2,500	
12	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1985	1985	3	20	240	
13	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1988	1988	3	20	160	
14	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	1990	1990	3	20	240	
15	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	1996	1996	3	20	320	
16	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
17	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2005	2005	3	36	4,082	
18	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	2009	2009	3	35	1,531	

LAND DESCRIPTION

TOTAL OB/XF 9,865

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 02/11/2020 BY KKA Total Acres: 1.30 Total Land Value: 59,459 Market: 0 Agricultural: 0 Common: 59,459 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 2657/24 & ESMT IN
OR 290/693

WHIDDON LOREN GLENN & STEPHANIE R L/E/
541703 US HWY 1
CALLAHAN, FL 32011

2025

32-2N-25-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

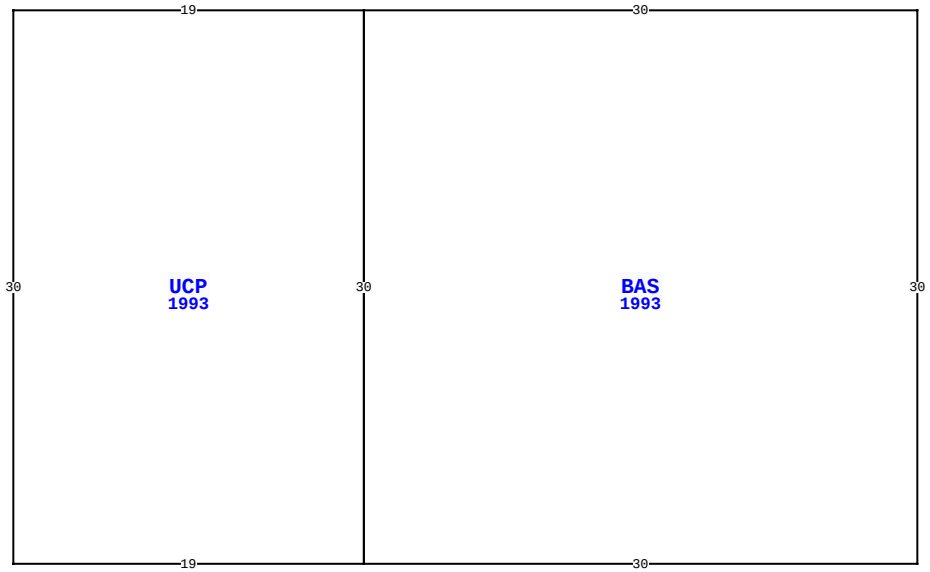
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	34,159
UCP	570	40	1993	228	8,654
TOTALS	1,470			1,128	42,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,128	85.1189	72.99	82,333	1988	1988	0	0	0	48.00	52.00

3 SERV SHOP – 0% - 0 Heated Area: 900 HX Base Yr



541703 US HWY 1, CALLAHAN

BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	268,394
TOTAL MARKET OB/XF VALUE	35,607
TOTAL LAND VALUE - MARKET	59,459
TOTAL MARKET VALUE	363,460
SOH/AGL Deduction	56,959
ASSESSED VALUE	306,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,501
TOTAL JUST VALUE	363,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/24	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN &						
GRANTEE: LEWIS AMANDA H						
2657/23	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN						
GRANTEE: WHIDDON LOREN GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UCP=[YR=1993] W19 S30 E19 N30 $ S30 E30 N30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/11/2020 BY KKA Total Acres: 1.30 Total Land Value: 59,459 Market: 0 Agricultural: 0 Common: 59,459 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 2657/24 & ESMT IN
OR 290/693

WHIDDON LOREN GLENN & STEPHANIE R L/E/
541703 US HWY 1
CALLAHAN, FL 32011

2025

32-2N-25-0000-0007-0000

BUILDING CHARACTERISTICS

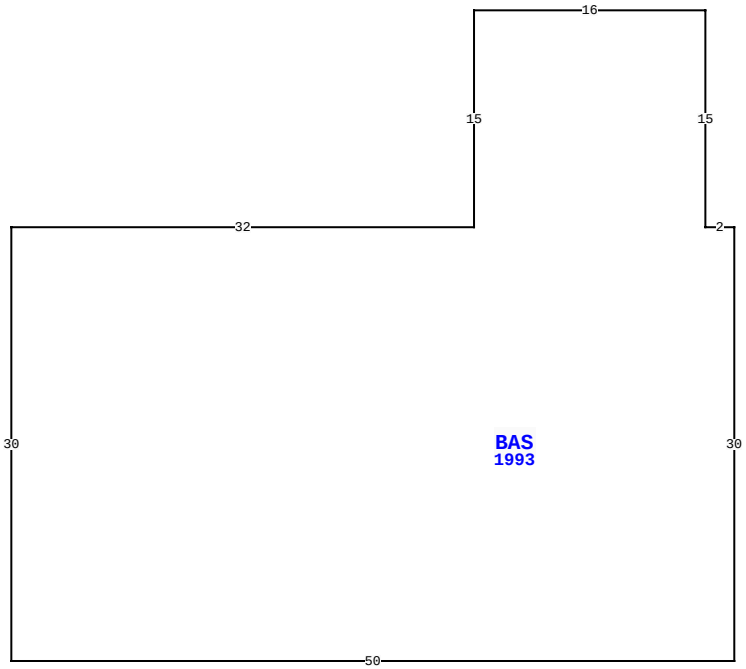
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		13 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1993	1,740	72,917
TOTALS	1,740			1,740	72,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	1,740	85.7363	73.52	127,925	1990	1990	0	0	0	43.00	57.00

4 SERV SHOP – 0% - 0 Heated Area: 1740 HX Base Yr



BLD DATE	02/11/2020	KKA	LGL DATE	
XF DATE	02/11/2020	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

541703 US HWY 1, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 4 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	268,394
TOTAL MARKET OB/XF VALUE	35,607
TOTAL LAND VALUE - MARKET	59,459
TOTAL MARKET VALUE	363,460
SOH/AGL Deduction	56,959
ASSESSED VALUE	306,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,501
TOTAL JUST VALUE	363,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/24	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN &						
GRANTEE: LEWIS AMANDA H						
2657/23	5/23/2023	WD	U	I	11	100
GRANTOR: WHIDDON LOREN GLENN						
GRANTEE: WHIDDON LOREN GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N15 W16 S15 W32 S30 E50 N30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/11/2020 BY KKA Total Acres: 1.30 Total Land Value: 59,459 Market: 0 Agricultural: 0 Common: 59,459 PRINTED 07/30/2025 BY SYS