

PT GOVT LOT 1 OF SEC 32-2N-25E
IN OR 2320/1243(EX ESMT IN
OR 290/693)

MCANINCH TERRIE L
541715 US HWY 1
CALLAHAN, FL 32011

2025

32-2N-25-0000-0007-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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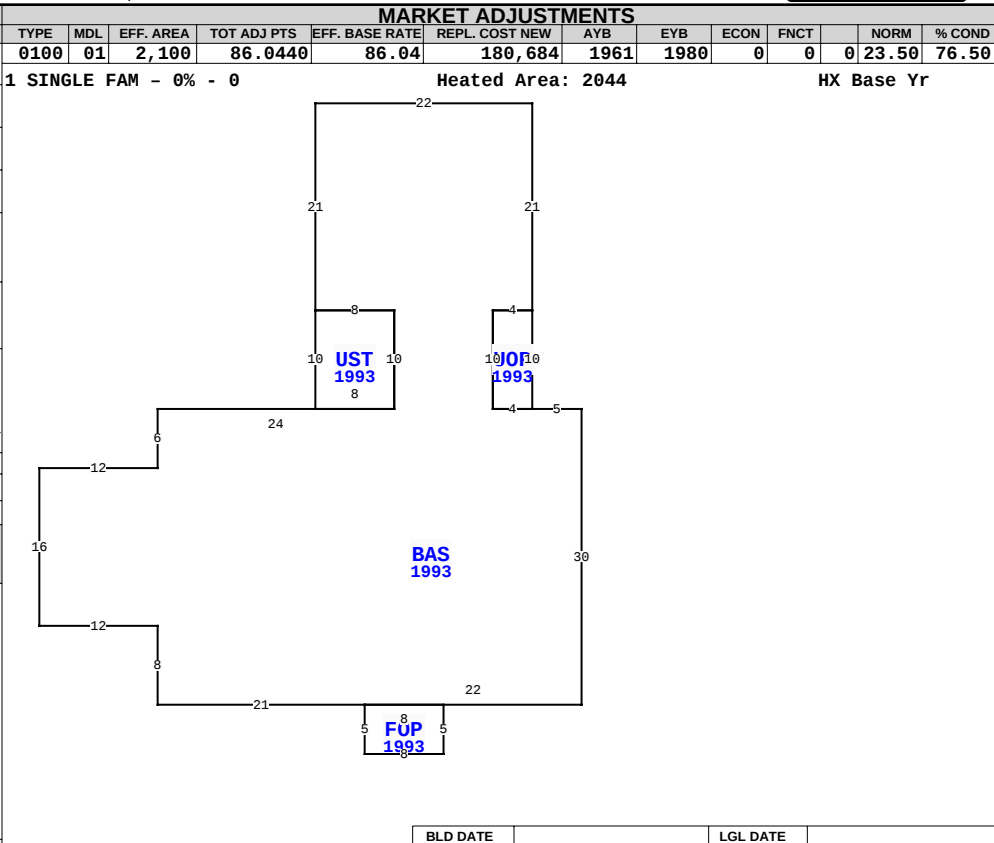
NEIGHBORHOOD/LOC	1290.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	1993	2,044	134,537
FOP	40	30	1993	12	789
UOP	40	20	1993	8	526
UST	80	45	1993	36	2,369
TOTALS	2,204			2,100	138,223

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	0	0	0	1,107.00	SF	5.20	5.20	100	1980	1980	3	30	1,727	
3	0940	SHEDS/PORT	0	0	20	14	280.00	SF	20.10	20.10	100	1981	1981	3	20	1,126	
4	0510	GARAGE WD-	0	0	20	25	500.00	SF	35.00	35.00	100	2004	2004	3	32	5,600	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



541715 US HWY 1, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	9,993
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		CI	0.00	0.00	78,408.00	SF		1.00	1.00	1.00	1.50	1.50	117,612

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				138,223	
TOTAL MARKET OB/XF VALUE				9,993	
TOTAL LAND VALUE - MARKET				117,612	
TOTAL MARKET VALUE				265,828	
SOH/AGL Deduction				75,659	
ASSESSED VALUE				190,169	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				190,169	
TOTAL JUST VALUE				265,828	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				236,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10469	CHNGE SRVC	0	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/1243	11/01/2019	WD	Q	I	01	147,000
GRANTOR: SELF MICHAEL & PHILLI						
GRANTEE: MCANINCH TERRIE L						
2275/0409	5/15/2019	QC	U	I	11	100
GRANTOR: SELF EMMA JEAN						
GRANTEE: SELF MICHAEL L & PH						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W22 S21 UST=[YR=1993] S10 E8 N10 W8\$ E8 S10 W24 S6 W12 S16 E12 S8 E21 FOP=[YR=1993] S5 E8 N5 W8 \$ E22 N30 W5 UOP=[YR=1993] N10 W4 S10 E4\$ W4 N10 E4 N21\$.		