PT OF LOT 4
IN OR 1802/1638
ESMT IN OR 813/1987

VARGAS RONALD J JR & BONNIE L
44452 LAMAR AVE
CALLAHAN, FL 32011

2025

32-2N-25-7300-0004-0020

BUILDING CHARACTERISTICS

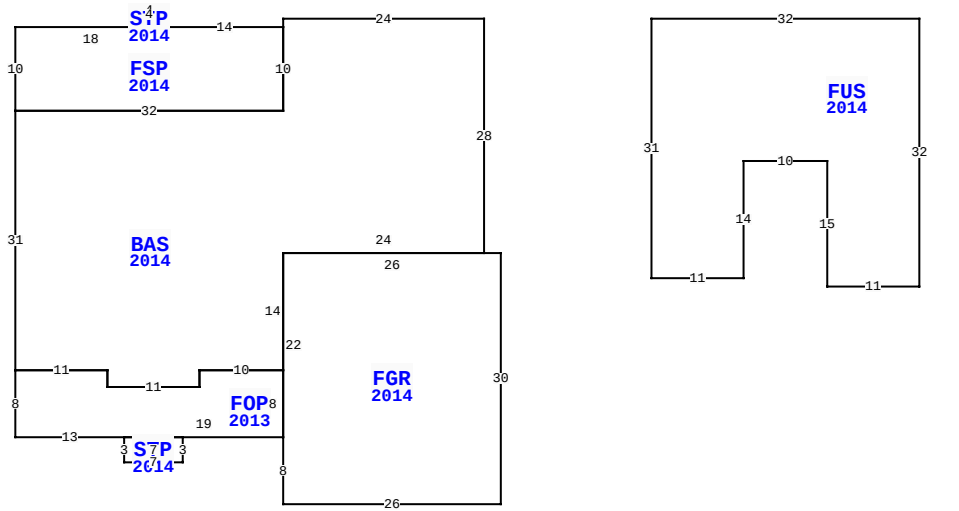
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,686	100	2014	1,686	211,312
FGR	780	55	2014	429	53,769
FOP	234	30	2013	70	8,773
FSP	320	40	2014	128	16,042
FUS	863	100	2014	863	108,163
STP	8	10	2014	1	125
STP	21	10	2014	2	250
TOTALS	3,912			3,179	398,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	101.6600	134.19	426,590	2014	2014	0	0	0	6.60	93.40

1 SNGL FAM – 100% - 2015 Heated Area: 2549 HX Base Yr 2015



44452 LAMAR AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		417,299
TOTAL MARKET OB/XF VALUE		8,862
TOTAL LAND VALUE - MARKET		100,100
TOTAL MARKET VALUE		526,261
SOH/AGL Deduction		196,136
ASSESSED VALUE		330,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,403
TOTAL JUST VALUE		526,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005664	CARPORT	14,913	08/01/2018
B1327915	NEW CONSTR	306,425	10/01/2013
B0617975	GARAGE	26,000	06/01/2006
R0609415	REPAIR/RRF	2,000	06/01/2006
M11397	MECH OTHER	0	04/01/2006
P10882	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/1638	7/16/2012	WD	U	V	30	16,000
GRANTOR: AMARAL NORMAN JOSEPH						
GRANTEE: VARGAS RONALD JOSEP						
1384/0937	1/26/2006	WD	U	V	07	100
GRANTOR: VARGAS RONALD J & RUB						
GRANTEE: AMARAL NORMAN J & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W24 S1 FSP=[YR=2014] W14 STP=[YR=2014] N2 W4 S2 E4$W18 S10 E32 N10$ S10 W32 S31 FOP=[YR=2013] S8E13 STP=[YR=2014] S3 E7 N3 W7$ E19 FGR=[YR=2014] S8 E26 N30 W26 S22$ N8 W10 S2 W11 N2 W11$ E11 S2 E11 N2 E10 N14 E24 N28$ PTR=E20 FUS=[YR=2014] E32 S32 W11 N15 W10 S14 W11 N31$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,357.00	SF	4.00	4.00	100	2014	2014	3	94	8,862	

LAND DESCRIPTION

TOTAL OB/XF 8,862

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		OR	0.00	0.00	2.86	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,100							

REVIEW DATE 04/02/2019 BY KB Total Acres: 2.86 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 813/1987

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2025

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NASSAU COUNTY PROPERTY

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Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

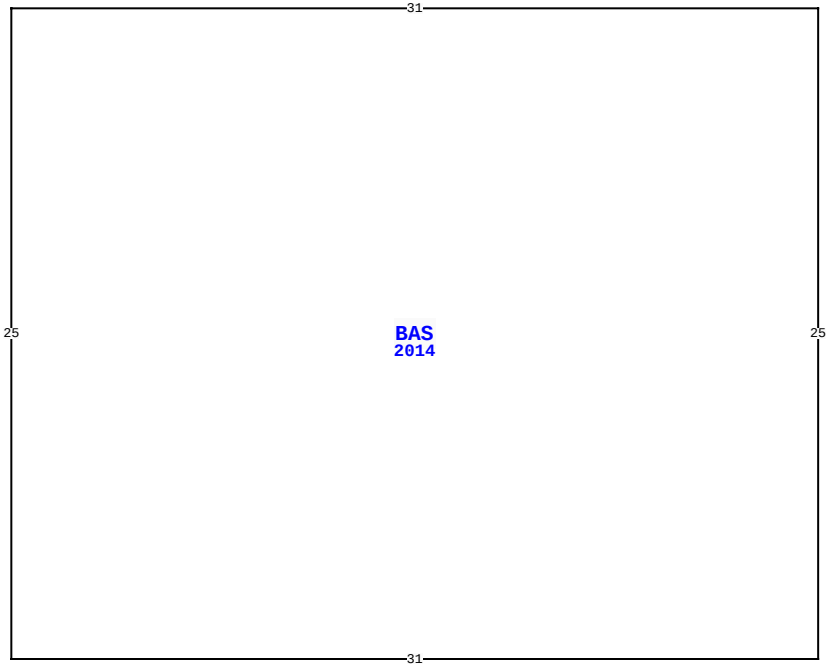
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100	2014	775	18,864
TOTALS	775			775	18,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	775	73.9200	27.35	21,196	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2015 Heated Area: 775 HX Base Yr 2015



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BASE TAXABLE VALUE		279,403
TOTAL JUST VALUE		526,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17162	CO ISSUED	130,000	02/01/2006
B17162	NEW CONSTR	130,000	02/01/2006
E16847	ELEC OTHER	0	02/01/2006
R08949	REPAIR/RRF	4,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: AMARAL NORMAN JOSEPH						
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1384/0937	1/26/2006	WD	U	V	07	100
GRANTOR: VARGAS RONALD J & RUB						
GRANTEE: AMARAL NORMAN J & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W31 S25 E31 N25$.

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 04/02/2019 BY KB Total Acres: 2.86 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 07/30/2025 BY SYS