IN DB 229/237 PT OF 4-1N-25
IN OR 1724/430
PARCELS 14 & 15-2 EX 15-26

KRAMER DAVID R JR & SHANA B
541300 US HWY 1
CALLAHAN, FL 32011

2025

33-2N-25-0000-0014-0000

BUILDING CHARACTERISTICS

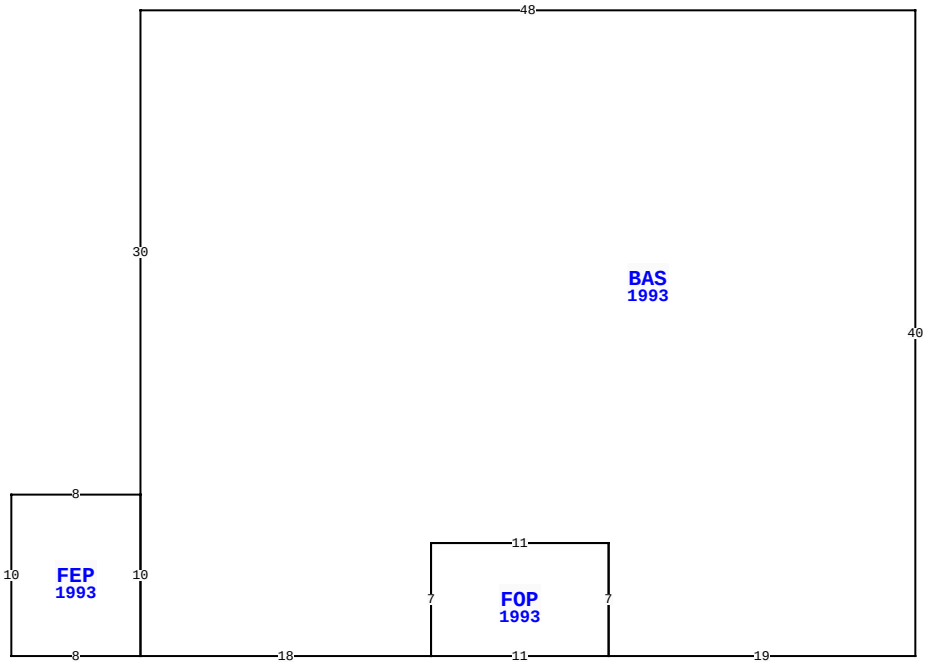
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	1,843	100	1993	1,843	180,907
FEP	80	80	1993	64	6,282
FOP	77	30	1993	23	2,258
TOTALS	2,000			1,930	189,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	123.8600	123.86	239,050	1954	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 2012 Heated Area: 1843 HX Base Yr 2012



541300 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,447
TOTAL MARKET OB/XF VALUE		14,807
TOTAL LAND VALUE - MARKET		286,715
TOTAL MARKET VALUE		255,422
SOH/AGL Deduction		137,350
ASSESSED VALUE		118,072
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,350
TOTAL JUST VALUE		490,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01707	GAS	900	03/01/2012
B24816	REPAIR/RRF	24,000	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1724/0430	11/29/2010	WD	U	I	30	100
GRANTOR: KRAMER DAVID R JR						
GRANTEE: KRAMER DAVID R JR &						
1724/0422	11/29/2010	TD	U	I	30	100
GRANTOR: KRAMER DAVID R JR TRU						
GRANTEE: KRAMER DAVID R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S30 FEP=[YR=1993] W8 S10 E8 N10$ S10 E18
FOP=[YR=1993] E11 N7 W11 S7$ N7 E11 S7 E19 N40$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
2	0681	POLE SHED	0	100	20	28	560.00	SF	10.05	10.05	100	1970	1970	3	20	1,126	
3	0681	POLE SHED	0	100	26	27	702.00	SF	10.05	10.05	100	1970	1970	3	20	1,411	
4	0681	POLE SHED	0	100	36	36	1,296.00	SF	10.05	10.05	100	1970	1970	3	20	2,605	
5	0940	SHEDS/PORT	0	100	36	16	576.00	SF	20.10	20.10	100	1970	1970	3	20	2,316	
6	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	100	1970	1970	3	20	1,608	
7	0350	CARPORT WD	0	100	37	20	740.00	SF	8.71	8.71	100	1979	1979	3	20	1,289	
8	0681	POLE SHED	0	100	60	16	960.00	SF	15.00	15.00	100	2001	2001	3	28	4,032	

LAND DESCRIPTION

TOTAL OB/XF 14,807

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	16.67	AC		1.00	1.00	1.00	370.00	370.00	6,168							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.67	AC		1.00	1.00	1.00	14,500.00	14,500.00	241,715							

REVIEW DATE 04/17/2020 BY KBA Total Acres: 17.67 Total Land Value: 51,168 Market: 241,715 Agricultural: 6,168 Common: 45,000 PRINTED 07/30/2025 BY SYS