PT OF N1/2 OF SEC 33-3N-25E
IN OR 2768/186
ESMT OR 1908/626

WAGNER CHRISTOPHER SCOTT/BOLLINGER BETTY JO HARDEN
47248 SAWTOOTH RIDGE
CALLAHAN, FL 32011

2025

33-3N-25-0000-0003-0151

BUILDING CHARACTERISTICS

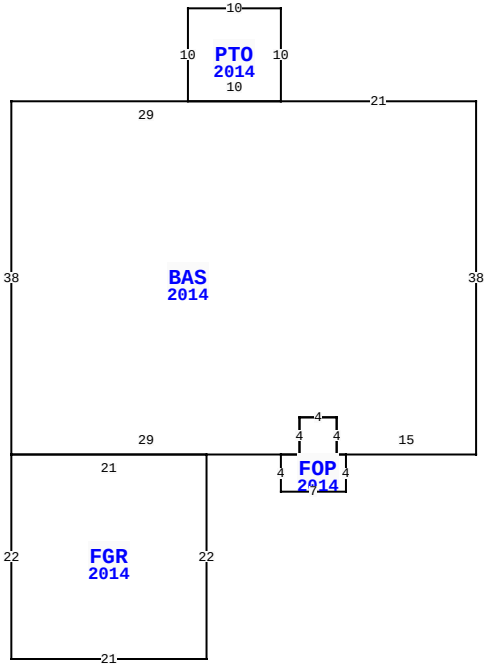
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2014	1,884	245,721
FGR	462	55	2014	254	33,128
FOP	44	30	2014	13	1,696
PTO	100	5	2014	5	652
TOTALS	2,490			2,156	281,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	106.8200	141.00	303,996	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 1884 HX Base Yr 2015



47248 SAWTOOTH RDG, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,196
TOTAL MARKET OB/XF VALUE		5,303
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		335,549
SOH/AGL Deduction		175,054
ASSESSED VALUE		160,495
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,773
TOTAL JUST VALUE		335,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328067	CO ISSUED	0	02/24/2014
B1328067	NEW CONSTR	223,169	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/186	2/10/2025	WD	Q	I	02	450,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: WAGNER CHRISTOPHER						
2278/0333	5/14/2019	WD	U	I	30	66,500
GRANTOR: THOMPSON MICHELLE & C						
GRANTEE: THOMPSON CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W21 PTO=[YR=2014] N10 W10 S10 E10$ W29 S38
FGR=[YR=2014] S22 E21 N22 W21$ E29 FOP=[YR=2014] S4 E7 N4 W1 N4 W4 S4 W2$ E2 N4 E4 S4 E15 N38$.

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	0810	CONCRETE A	0	100	0	0	868.00	SF	6.50	6.50	100	2014	2014	3	94	5,303	

TOTAL OB/XF 5,303

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	100	0007	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 10/29/2019 BY KBA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS