PT NW1/4 OF SEC 33-3N-25E
IN OR 1903/1234

KRYSZAK DOUG REV TRUST
47299 SAWTHOOTH RIDGE
CALLAHAN, FL 32011

2025

33-3N-25-0000-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

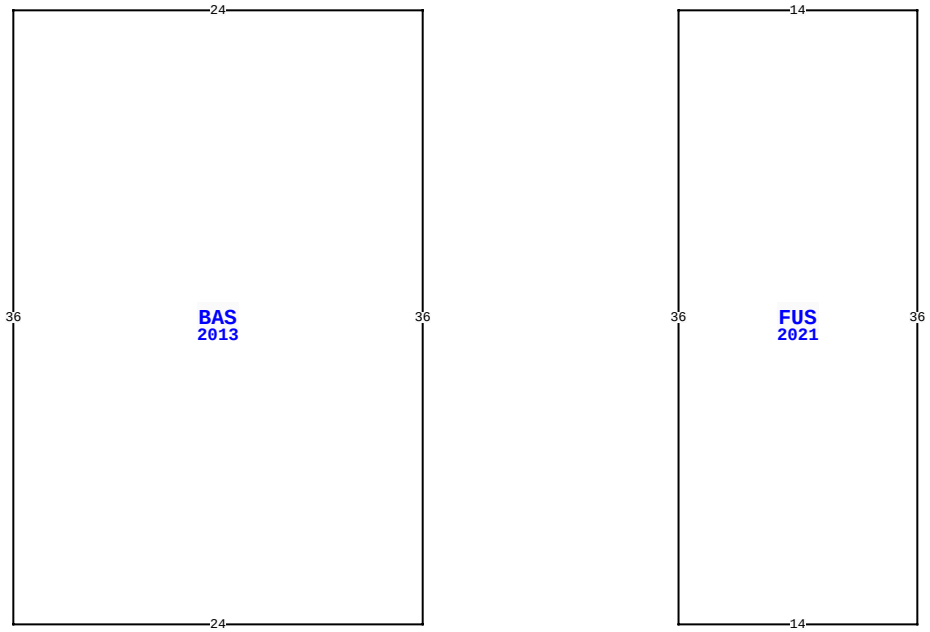
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2013	864	49,945
FUS	504	100	2021	504	29,135
TOTALS	1,368			1,368	79,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,368	114.8160	60.85	83,243	2013	2013	0	0	0	5.00	95.00

1 ACCESORY U – 0% - 0 Heated Area: 1368 HX Base Yr



47299 SAWTHOOTH RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,177
TOTAL MARKET OB/XF VALUE	30,522
TOTAL LAND VALUE - MARKET	198,400
TOTAL MARKET VALUE	352,099
SOH/AGL Deduction	111,918
ASSESSED VALUE	240,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,181
TOTAL JUST VALUE	352,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006441	GARAGE	73,472	10/01/2017
B1328848	NEW CONSTR	34,413	03/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1234	2/19/2014	WD	U	V	11	100
GRANTOR: KRYSZAK DOUGLAS M						
GRANTEE: KRYSZAK DOUG TRUSTE						
1741/1182	6/06/2011	WD	Q	V	01	140,000
GRANTOR: BURNS GEORGE M & KATH						
GRANTEE: KRYSZAK DOUGLAS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W24 S36 E24 N36$ PTR= E15 FUS=[YR=2021] E14 S36 W14 N36$ W15$.

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	0	0	0	2,059.00	SF	4.00	4.00	100	2021	2021	3	99	8,154	
2	0940	SHEDS/PORT	0	0	0	0	384.00	SF	30.00	30.00	100	2021	2021	3	90	10,368	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 30,522

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	0		OR	0.00	0.00	12.80	AC		1.00	1.00	1.00	15,500.00	15,500.00	198,400							

REVIEW DATE 09/29/2021 BY KB Total Acres: 12.80 Total Land Value: 198,400 Market: 0 Agricultural: 0 Common: 198,400 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF SEC 33-3N-25E
IN OR 1903/1234

KRYSZAK DOUG REV TRUST
47299 SAWTHOOTH RIDGE
CALLAHAN, FL 32011

2025

33-3N-25-0000-0003-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

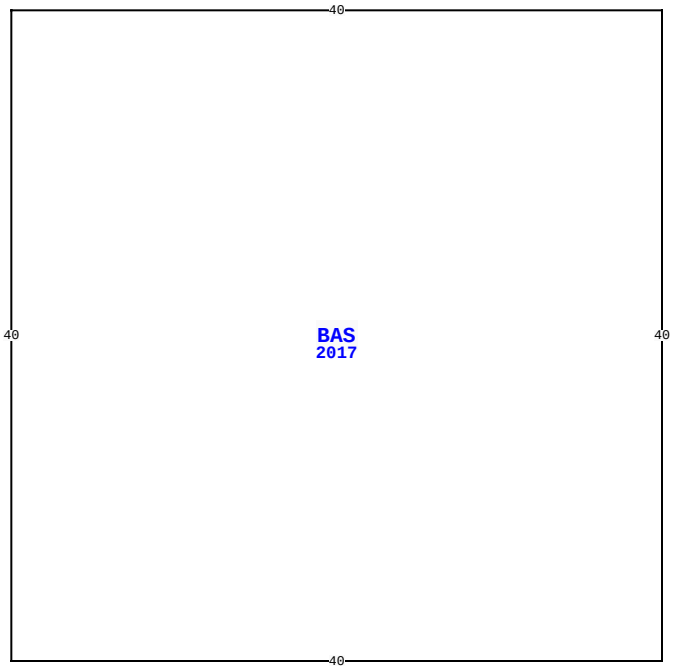
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2017	1,600	36,813
TOTALS	1,600			1,600	36,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	66.8610	24.74	39,584	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 0% - 0 Heated Area: 1600 HX Base Yr



47299 SAWTHOOTH RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET OB/XF VALUE	30,522
TOTAL LAND VALUE - MARKET	198,400
TOTAL MARKET VALUE	352,099
SOH/AGL Deduction	111,918
ASSESSED VALUE	240,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,181
TOTAL JUST VALUE	352,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1903/1234	2/19/2014	WD	U	V	11	100
GRANTOR: KRYSZAK DOUGLAS M						
GRANTEE: KRYSZAK DOUG TRUSTE						
1741/1182	6/06/2011	WD	Q	V	01	140,000
GRANTOR: BURNS GEORGE M & KATH						
GRANTEE: KRYSZAK DOUGLAS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S40 E40 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

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 09/29/2021 BY KB Total Acres: 12.80 Total Land Value: 198,400 Market: 0 Agricultural: 0 Common: 198,400 PRINTED 07/30/2025 BY SYS

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CALLAHAN, FL 32011

2025

33-3N-25-0000-0003-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

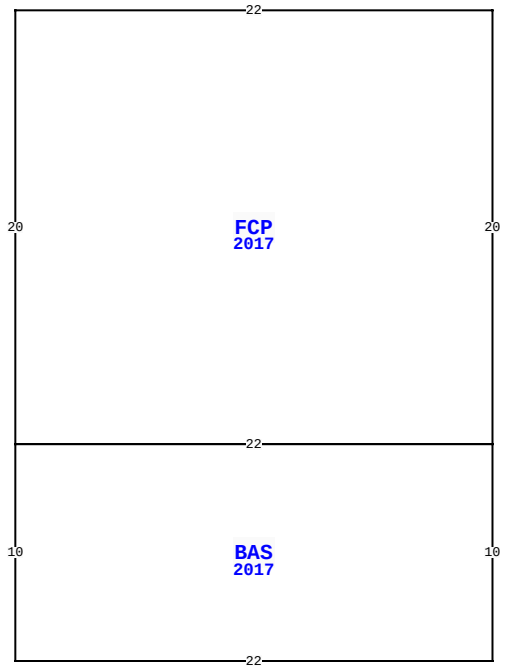
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	2017	220	4,856
FCP	440	25	2017	110	2,427
TOTALS	660			330	7,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	330	64.1300	23.73	7,831	2017	2017	0	0	0	7.00	93.00

3 GARAGE RES – 0% - 0 Heated Area: 220 HX Base Yr



47299 SAWTHOOTH RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: KRYSZAK DOUGLAS M						
GRANTEE: KRYSZAK DOUG TRUSTE						
1741/1182	6/06/2011	WD	Q	V	01	140,000
GRANTOR: BURNS GEORGE M & KATH						
GRANTEE: KRYSZAK DOUGLAS M						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2017] W22 S20 BAS=[YR=2017] S10 E22 N10 W22$ E22 N20$.

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 09/29/2021 BY KB Total Acres: 12.80 Total Land Value: 198,400 Market: 0 Agricultural: 0 Common: 198,400 PRINTED 07/30/2025 BY SYS