

PT OF SEC 33-3N-25E &  
SEC 34-3N-25E IN OR 2176/1077  
UTIL ESMT IN OR 2304/1305

RAY JAMES WALTER & SARAH A  
43444 RED DIRT RIDGE TRAIL  
CALLAHAN, FL 32011

2025

33-3N-25-0000-0006-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 90  |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 90  |
| Roof Cover               | 12 | MODULAR MT 10  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 08 | SHT VINYL 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 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       | 3,287            | 100         | 2020 | 3,287        | 490,378              |
| FGR       | 894              | 55          | 2020 | 492          | 73,400               |
| FOP       | 263              | 30          | 2020 | 79           | 11,786               |
| FOP       | 418              | 30          | 2020 | 125          | 18,648               |
| STP       | 14               | 10          | 2020 | 1            | 149                  |
| STP       | 18               | 10          | 2020 | 2            | 298                  |
| STR       | 40               | 10          | 2020 | 4            | 597                  |
| UUS       | 776              | 50          | 2020 | 388          | 57,885               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,710 |  |  | 4,378 | 653,141 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 647.00 | SF | 5.20     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 368.00 | SF | 6.50     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 7.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 11/04/2021 | BY | KB |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                     | 01  | 4,378     | 96.0080     | 151.69         | 664,099        | 2020 | 2020 | 0    | 0    | 1.65 | 98.35  |
| 2 SFR CUST - 100% - 2021 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3287        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2021          |     |           |             |                |                |      |      |      |      |      |        |
|                          |     |           |             |                |                |      |      |      |      |      |        |

|                                    |  |  |  |  |  |            |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|------------|--|--|--|--|--|
| 43444 RED DIRT RIDGE TRL, CALLAHAN |  |  |  |  |  |            |  |  |  |  |  |
| BLD DATE                           |  |  |  |  |  | LGL DATE   |  |  |  |  |  |
| XF DATE                            |  |  |  |  |  | LAND DATE  |  |  |  |  |  |
| INC DATE                           |  |  |  |  |  | AG DATE    |  |  |  |  |  |
|                                    |  |  |  |  |  | 05/09/2025 |  |  |  |  |  |
|                                    |  |  |  |  |  | MLU        |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 2 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 684,715     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 9,130       |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 136,500     |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 830,345     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 336,295     |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 494,050     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,722      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 443,328     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 830,345     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 788,695     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21006398   | GARAGE      | 73,185  | 05/18/2021 |
| 19005095   | NEW CONSTR  | 486,183 | 07/01/2019 |
| B1428365   | CO ISSUED   | 0       | 05/23/2014 |
| B1428365   | NEW CONSTR  | 227,911 | 04/01/2014 |

| SALES DATA                  |           |              |        |        |           |               |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2176/1077                   | 2/02/2018 | WD           | Q      | V      | 01        | 85,000        |  |
| GRANTOR: RED DIRT RIDGE LLC |           |              |        |        |           |               |  |
| GRANTEE: RAY JAMES WALTER & |           |              |        |        |           |               |  |
| 1866/0151                   | 7/02/2013 | WD           | U      | V      | 37        | 446,700       |  |
| GRANTOR: LSFC COMPANY LLC   |           |              |        |        |           |               |  |
| GRANTEE: RED DIRT RIDGE LLC |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W34 S11 W17 FOP=[YR=2020] N7 W8 STP=[YR=2020] N2 W7 S2 E7\$W15 S4 E1 S8 E21 N5 E1\$ W1 S5 W21 N8 W14 S39 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2020] W5 S19 E30 STP=[YR=2020] S2 E9 N2 W9\$ E10 N7 W1 N4 W9 S4 W18 N6 W7 N6\$ S6 E7 S6 E18 N4 E9 S4 E17       |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2020] E3 S3 E6 S3 E11 N3 E6 N36 W23 S22 W3 S11 \$N11 E3 N22E33 N26\$ PTR=E40 UUS=[YR=2020] E20 S37 W20 N14 W9  |  |  |  |  |  |  |  |  |  |
| STR=[YR=2020] W10 N4 E10 S4\$ N4 E9 N19\$ W40\$.                                                                       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| 9,130       |          |     |                      |     |      |          |       |       |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 7.00        | AC        | 1.00 |

|         |   |               |   |         |         |                           |
|---------|---|---------------|---|---------|---------|---------------------------|
| Market: | 0 | Agricultural: | 0 | Common: | 136,500 | PRINTED 07/30/2025 BY SYS |
|---------|---|---------------|---|---------|---------|---------------------------|

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