

PT E1/2 OF SE1/4 OF
SEC 33-3N-25E IN OR 2024/7
(EX ESMT IN OR 1866/151)

HALE MATTHEW S
43279 RED DIRT RIDGE TRL
CALLAHAN, FL 32011

2025

33-3N-25-0000-0006-0080



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	1,927	100	2014	1,927	251,329
FGR	471	55	2014	259	33,780
FOP	26	30	2014	8	1,043
PTO	240	5	2014	12	1,565
TOTALS	2,664			2,206	287,718

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,206	106.8200	141.00	311,046	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM - 100% - 2017

Heated Area: 1927

HX Base Yr 2017

The diagram shows a property layout with four distinct areas labeled in blue text: PTO 2014, BAS 2014, FOP 2014, and FGR 2014. The PTO area is a rectangle at the top with dimensions 20 (width) and 12 (height). The BAS area is a large rectangle to the left of the center with dimensions 31 (width) and 37 (height). The FOP area is a small rectangle in the center with dimensions 4 (width) and 3 (height). The FGR area is a rectangle at the bottom right with dimensions 21 (width) and 21 (height). Various other dimensions are provided for the boundaries and internal divisions, such as 12, 20, 31, 37, 11, 4, 3, 18, 21, 15, 6, 5, 8, 11, 12, 4, 2, 2, 3, 3, 11, 15, 18, 21, 21, 15, 6, 5, 8, 11, 12, 4, 2, 2, 3, 3, 11, 15, 18, 2

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2										
ELEMENT		CD	25 MOD METAL 100		6500 01		882		60.6096		22.43		19,783		2016		2016		0		0		8.00		92.00		VALUATION BY		STANDARD	
Exterior Wall		10	STEEL FRME 100		2		GARAGE RES - 100% - 2017				Heated Area: 810				HX Base Yr 2017												Tax Group: 4		Tax Dist:	
Roof Structur		12	MODULAR MT 100																								BUILDING MARKET VALUE		305,918	
Roof Cover		07	NONE 100																								TOTAL MARKET OB/XF VALUE		34,799	
Interior Wall		03	CONC FINSH 60																								TOTAL MARKET VALUE		195,000	
Interior Floo		01	NONE 40																								TOTAL LAND VALUE - MARKET		535,717	
Interior Floo		01	NONE 100																								TOTAL MARKET VALUE		535,717	
Air Condition		01	NONE 100																								SOH/AGL Deduction		246,229	
Heating Type		01	NONE 100																								ASSESSED VALUE		289,488	
Bedrooms			0 100																								TOTAL EXEMPTION VALUE		HX HB 50,722	
Bathrooms			0 100																								BASE TAXABLE VALUE		238,766	
Frame		05	STEEL 100																								TOTAL JUST VALUE		535,717	
Stories		1.	1. 100																								NCON VALUE		29,598	
Units			0 100																								INCOME VALUE			
Occupancy		00	NONE 100																								PREVIOUS YEAR MKT VALUE		477,297	