LOT 2
IN OR 2189/200
MILLS CORNER PBK 8/271

BARTON DAVID
46142 MIDDLE ROAD
CALLAHAN, FL 32011

2025

34-3N-25-0121-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

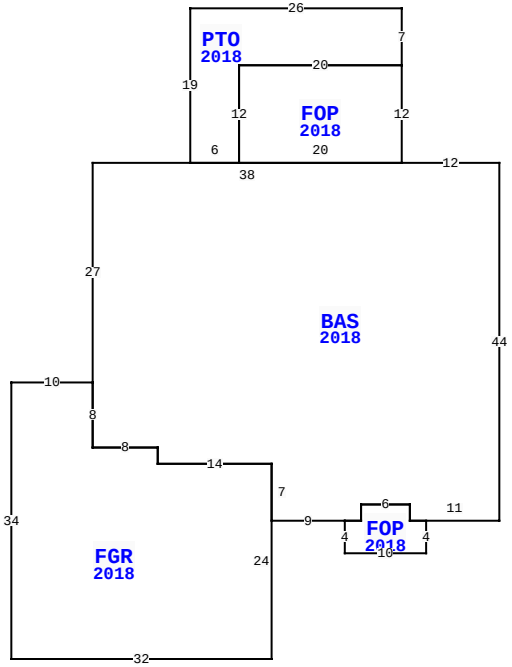
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2018	2,018	335,581
FGR	884	55	2018	486	80,819
FOP	52	30	2018	16	2,661
FOP	240	30	2018	72	11,973
PTO	254	5	2018	13	2,162
TOTALS	3,448			2,605	433,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,605	110.2080	174.13	453,609	2018	2018	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2019 Heated Area: 2018 HX Base Yr 2019



46142 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,197
TOTAL MARKET OB/XF VALUE		5,286
TOTAL LAND VALUE - MARKET		67,050
TOTAL MARKET VALUE		505,533
SOH/AGL Deduction		286,098
ASSESSED VALUE		219,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,713
TOTAL JUST VALUE		505,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012128	CO ISSUED	0	12/12/2018
18003909	NEW CONSTR	386,813	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0200	4/03/2018	SW	Q	V	01	38,500

GRANTOR: RAYDIENT LLC
GRANTEE: BARTON DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N12 PTO=[YR=2018] N7 W26 S19 E6 N12 E20$ W20 S12 E20$ W38 S27 FGR=[YR=2018] W10 S34 E32 N24 W14 N2 W8 N8$ S8 E8 S2 E14 S7 E9 FOP=[YR=2018] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 N44$.

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	0811	CONCRETE B	0	100	0	0	1,048.00	SF	5.20	5.20	100	2018	2018	3	97	5,286	

LAND DESCRIPTION

TOTAL OB/XF 5,286

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		OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,050							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 1.49 Total Land Value: 67,050 Market: 0 Agricultural: 0 Common: 67,050 PRINTED 07/30/2025 BY SYS