



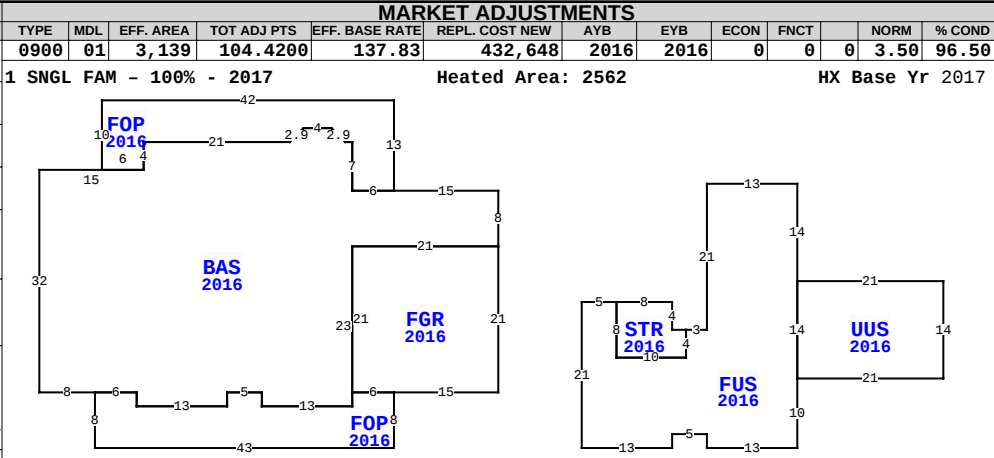
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,792	100	2016	1,792	238,346
FGR	441	55	2016	243	32,321
FOP	292	30	2016	88	11,704
FOP	306	30	2016	92	12,236
FUS	770	100	2016	770	102,414
STR	72	10	2016	7	931
UUS	294	50	2016	147	19,552
TOTALS	3,967			3,139	417,505

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0	100	0	1,256.00	SF	5.20	5.20
3	0681	POLE SHED	0	100	30	1,200.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.37
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.37



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	03/28/2025
53296 EQUESTRIAN WAY, CALLAHAN		MLU	KBA

TOTAL OB/XF									
23,805									

TOTAL OB/XF									
23,805									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		417,505	
TOTAL MARKET OB/XF VALUE		23,805	
TOTAL LAND VALUE - MARKET		273,394	
TOTAL MARKET VALUE		491,229	
SOH/AGL Deduction		205,663	
ASSESSED VALUE		285,566	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		234,844	
TOTAL JUST VALUE		714,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		606,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531531	NEW CONSTR	0	11/01/2015
B1531531	NEW CONSTR	0	11/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
2784/1405	4/30/2025	LE U	I	11	100
GRANTOR: TURNER JESSICA & DAVI					
GRANTEE: TURNER FAMILY REVOC					
1991/1275	7/15/2015	WD Q	V	01	85,000
GRANTOR: BENNETT'S PROPERTY SE					
GRANTEE: TURNER DAVID E & JE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016;ORIG=0,0] W15 W6 N7 W1 U2L2 W4 D2L2 W21 S4 W15 S32 E8 E6 S2 E13 N2 E5 S2 E13 N23 E21 N8 \$									
FUS=[YR=2016;ORIG=30,-1] E13 S14 S14 S10 W13 N2 W5 S2 W13 N21 E5 S8 E10 N4 E3 N21 \$									
FGR=[YR=2016;ORIG=-15,29] E15 N21 W21 S21 E6 \$									
FOP=[YR=2016;ORIG=-15,0] N13 W42 S10 E6 N4 E21 U2R2 E4 D2R2 E1 S7 E6 \$									
UUS=[YR=2016;ORIG=43,13] E21 S14 W21 N14 \$									
FOP=[YR=2016;ORIG=-58,29] S8 E43 N8 W6 S2 W13 N2 W5 S2 W13 N2 W6 \$									
STR=[YR=2016;ORIG=17,16] S8 E10 N4 W2 N4 W8 \$									
PTR=[ORIG=0,0] E30 W30 \$									