PT OF LOT 3
IN OR 1938/767
FLA LAND SYNDICATE SUB PB 0/42

TASSO EMANUEL A EST
540283 US HWY 1
CALLAHAN, FL 32011

2025

37-1N-25-2940-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

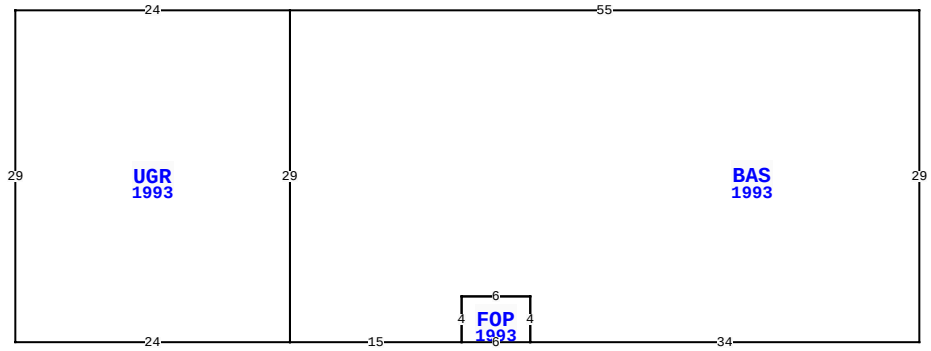
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,571	100	1993	1,571	128,715
FOP	24	30	1993	7	573
UGR	696	45	1993	313	25,644
TOTALS	2,291			1,891	154,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	108.8780	108.88	205,892	1965	1975	0	0	0	24.75	75.25

1 SINGLE FAM – 0% - 0 Heated Area: 1571 HX Base Yr



540283 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	285,679
TOTAL MARKET OB/XF VALUE	4,998
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	335,677
SOH/AGL Deduction	114,704
ASSESSED VALUE	220,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,973
TOTAL JUST VALUE	335,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3751	H/AC	2,600	04/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/0767	9/19/2014	SW	U	I	11	100

GRANTOR: TASSO EDDA CAPARELLI

GRANTEE: TASSO EDDA CAPARELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 UGR=[YR=1993] W24 S29 E24 N29$ S29 E15
FOP=[YR=1993] E6 N4 W6 S4$ N4 E6 S4 E34 N29$.

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	0940	SHEDS/PORT	0	0	0	0	120.00	SF	20.10	20.10	100	1950	1950	3	20	482	
2	0511	GARAGE CB-	0	0	22	14	308.00	SF	40.00	40.00	100	1950	1950	3	20	2,464	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	100	1950	1950	3	20	482	
4	0812	CONCRETE C	0	0	0	0	1,962.00	SF	4.00	4.00	100	1966	1966	3	20	1,570	

LAND DESCRIPTION

TOTAL OB/XF 4,998

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

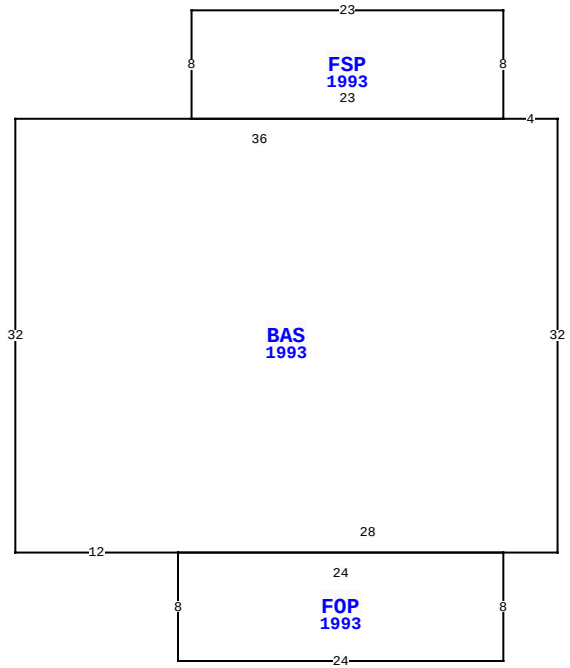
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	118,522
FOP	192	30	1993	58	5,371
FSP	184	40	1993	74	6,852
TOTALS	1,656			1,412	130,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,412	116.8440	116.84	164,978	1930	1970	0	0	0	20.75	79.25

2 SINGLE FAM – 0% - 0 Heated Area: 1280 HX Base Yr



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GRANTOR: TASSO EDDA CAPARELLI
GRANTEE: TASSO EDDA CAPARELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FSP=[YR=1993] N8 W23 S8 E23$ W36 S32 E12
FOP=[YR=1993] S8 E24 N8 W24$ E28 N32$.

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 06/03/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS