LOTS 16 23 24 ALL 14 15 & 25 E
OF DIXIE HWY EX S-1 &S-2 OF 14
FLA LAND SYNDICATE SUB PB O/42

WEST THOMAS R
PO BOX 5004
CALLAHAN, FL 32011

2025

37-1N-25-2940-0016-0000

BUILDING CHARACTERISTICS

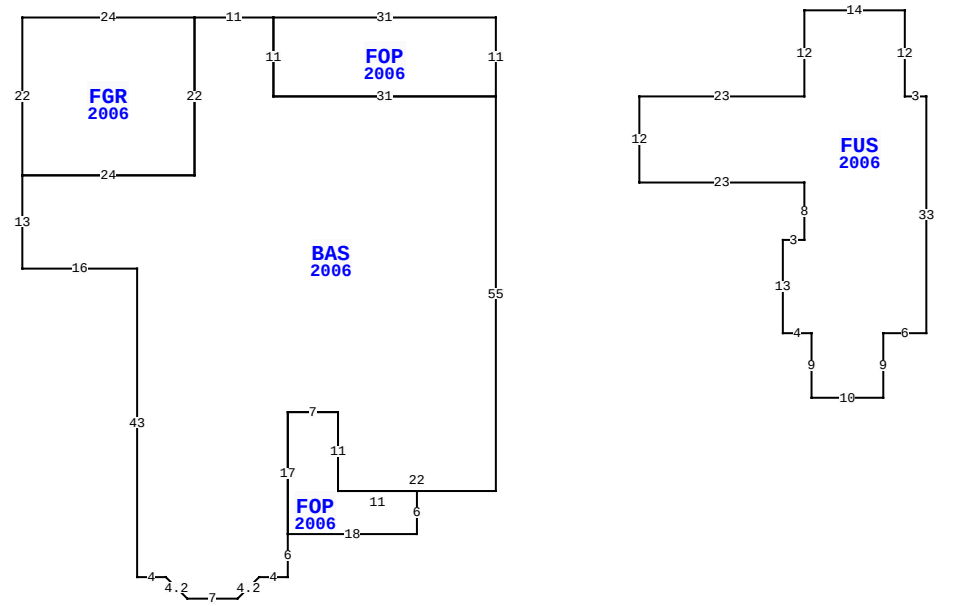
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,196	100	2006	3,196	399,172
FGR	528	55	2006	290	36,221
FOP	185	30	2006	56	6,994
FOP	341	30	2006	102	12,740
FUS	1,134	100	2006	1,134	141,634
TOTALS	5,384			4,778	596,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,778	103.9740	137.25	655,780	2006	2006	0	0	0	9.00	91.00

2 SNGL FAM – 100% - 2008 Heated Area: 4330 HX Base Yr 2008



540440 US HWY 1, CALLAHAN

BLD DATE	01/24/2007 KW	LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	02/26/2025 KBA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		596,760
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		817,145
TOTAL MARKET VALUE		716,905
SOH/AGL Deduction		355,334
ASSESSED VALUE		361,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		310,849
TOTAL JUST VALUE		1,417,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,303,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E9608	NEW CONSTR	10,000	04/01/2005
C12102	CO ISSUED	299,097	12/01/2003
B12014	GARAGE	132,000	12/01/2003
B12102	NEW CONSTR	299,097	12/01/2003
R5696	REPAIR/RRF	17,000	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/0426	8/20/2007	WD	Q	I	06	100
GRANTOR: WEST MERI L						
GRANTEE: WEST THOMAS R						
1041/1640	3/06/2002	WD	Q	I		399,800
GRANTOR: NASSAU COUNTY JOINT V						
GRANTEE: WEST THOMAS R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N11W31S11E31$BAS=[YR=2006] W 31N11W11FGR=[YR=2006] W24S22E24N22$S 22W24S13E16S43E4 D3 R3 E7 U3 R3 E4N6FOP=[YR=2006] E18N6W11N11W7S17$N 17E7S11E22N55$ PTR=E20 FUS2006 =S12E23S8W3S13E4S9E10N9E6N33W3 N12W14S12W23$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	135.39	AC		1.00	1.00	1.00	525.00	525.00	71,080							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	140.39	AC		1.00	1.00	1.00	5,500.00	5,500.00	772,145							

REVIEW DATE 04/14/2020 BY KBA Total Acres: 141.39 Total Land Value: 117,030 Market: 772,145 Agricultural: 72,030 Common: 45,000 PRINTED 07/30/2025 BY SYS