PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1634/1202
& ESMT IN OR 1389/1385

LANGRELL JOHN R JR & TAMI J
PO BOX 1001
CALLAHAN, FL 32011-1001

2025

42-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

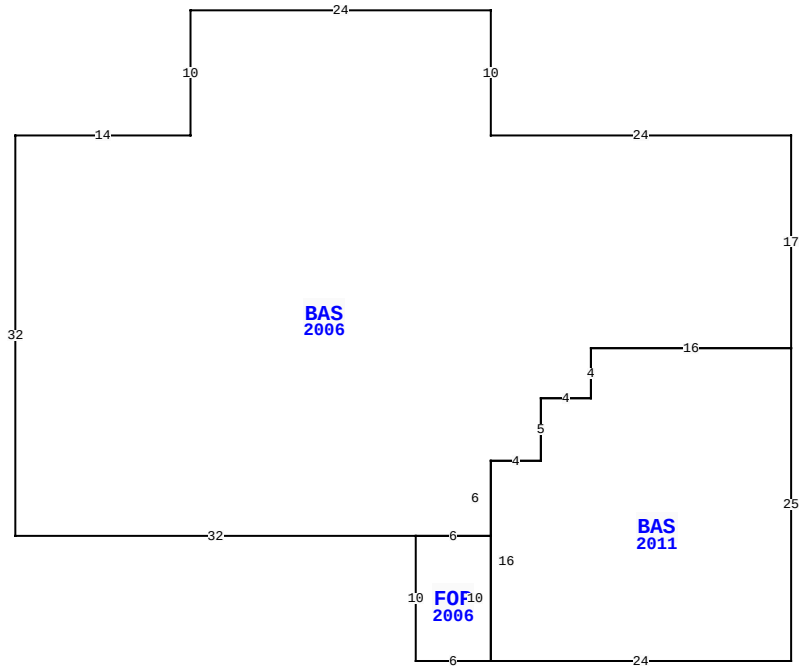
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	2006	1,916	180,739
BAS	548	100	2011	548	51,693
FOP	60	30	2006	18	1,698
TOTALS	2,524			2,482	234,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,482	101.7600	101.76	252,568	2006	2010	0	0	0	7.30	92.70

3 SINGLE FAM – 100% - 2010 Heated Area: 2464 HX Base Yr 2010



55079 MAXX LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,521
TOTAL MARKET OB/XF VALUE		42,370
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		364,241
SOH/AGL Deduction		163,723
ASSESSED VALUE		200,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,796
TOTAL JUST VALUE		364,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24781	ADDITION	18,749	06/01/2011
M10752	MECH OTHER	0	12/01/2005
P10182	OTHER	0	10/01/2005
C15980	CO ISSUED	145,008	09/01/2005
C15980	NEW CONSTR	145,008	09/01/2005
B15980	NEW CONSTR	145,008	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1634/1202	8/10/2009	WD	Q	I	02	185,000
GRANTOR: BRAUNER WILLIAM H & C						
GRANTEE: LANGRELL JOHN R JR						
1156/1624	7/25/2003	WD	Q	I	01	100
GRANTOR: GRESSMAN COLLEEN J						
GRANTEE: GRAUNER WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 N10 W24 S10 W14 S32 E32 FOP=[YR=2006] S10 E6 BAS=[YR=2011] E24 N25 W16 S4 W4 S5 W4 S16$ N10 W6$ E6 N6 E4 N5 E4 N4 E16 N17$.

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	
2	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2006	2006	3	86	2,448	
3	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2011	2011	3	60	24,480	
4	0855	CONC PAVER	0	100	0	0	684.00	SF	7.00	7.00	100	2011	2011	3	91	4,357	
5	0911	SCRN RM A	0	100	22	46	1,012.00	SF	17.50	17.50	100	2011	2011	3	45	7,970	

LAND DESCRIPTION

TOTAL OB/XF 42,370

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	0007	OR	0.00	0.00	2.21	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,350							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.21 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS

PT FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1634/1202
& ESMT IN OR 1389/1385

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CALLAHAN, FL 32011-1001

2025

42-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

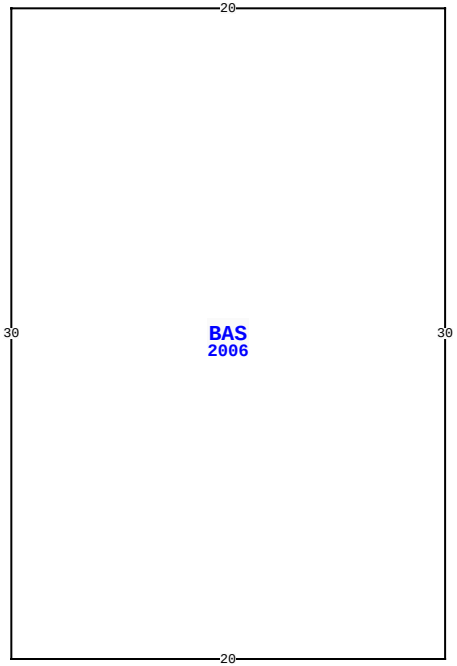
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2006	600	10,390
TOTALS	600			600	10,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	63.2500	23.40	14,040	2006	2006	0	0	0	26.00	74.00

4 GARAGE RES – 100% - 2010 Heated Area: 600 HX Base Yr 2010



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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,796
TOTAL JUST VALUE		364,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R8183	REPAIR/RRF	3,850	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1634/1202	8/10/2009	WD	Q	I	02	185,000
GRANTOR: BRAUNER WILLIAM H & C						
GRANTEE: LANGRELL JOHN R JR						
1156/1624	7/25/2003	WD	Q	I	01	100
GRANTOR: GRESSMAN COLLEEN J						
GRANTEE: GRAUNER WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 S30 E20 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.21 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS