PT OF SEC 42-2N-25E
IN OR 2183/1864
(EX R/W OR 1041/1016)

HARDEN LINDA
PO BOX 151
CALLAHAN, FL 32011

2025

42-2N-25-0000-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

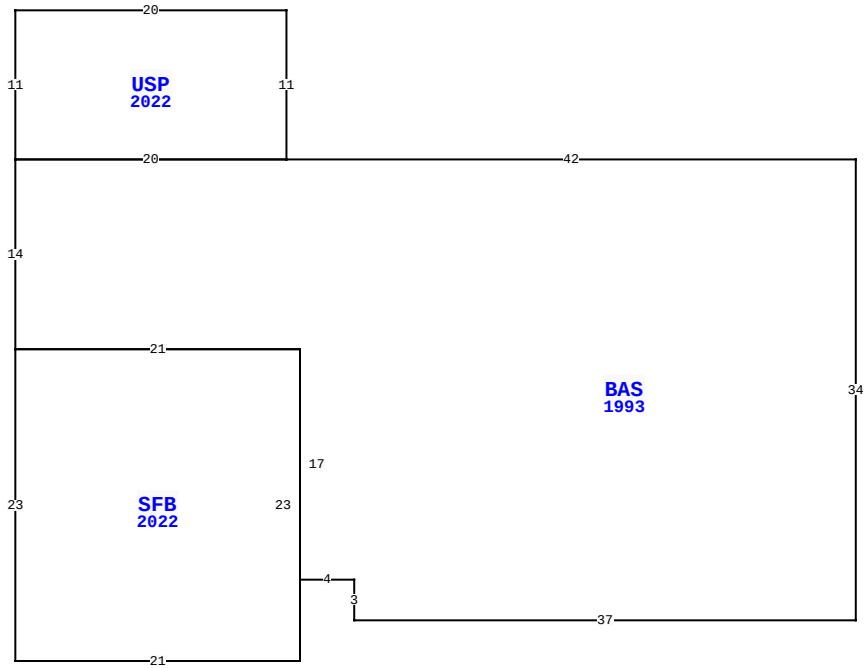
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,676	100	1993	1,676	152,285
SFB	483	80	2022	386	35,073
USP	220	30	2022	66	5,997
TOTALS	2,379			2,128	193,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,128	119.9520	119.95	255,254	1972	1995	0	0	0	24.25	75.75

1 SINGLE FAM – 100% - 2020 Heated Area: 2062 HX Base Yr 2020



450540 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,889
TOTAL MARKET OB/XF VALUE		24,134
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		327,523
SOH/AGL Deduction		192,404
ASSESSED VALUE		135,119
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		79,397
TOTAL JUST VALUE		327,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313489	REPAIR/RRF	2,000	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1864	3/15/2018	WD	Q	I	01	135,000
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: HARDEN ERNEST & LIN						
2183/0004	3/07/2018	WD	U	I	11	100
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: ZAHN EDWARD R ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 USP=[YR=2022] N11 W20 S11 E20$ W20 S14
SFB=[YR=2022] S23 E21 N23W21$ E21 S17 E4 S3 E37 N34$.

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	1980	1980	3	44	1,540	
2	0511	GARAGE CB-	0	100	20	30	600.00	SF	40.00	40.00	100	2005	2005	3	84	20,160	
3	0810	CONCRETE A	0	100	0	0	761.00	SF	6.50	6.50	100	1980	1980	3	30	1,484	
4	1127	BRICK 8"	0	100	2	60	120.00	SF	11.00	11.00	100	1980	1980	3	72	950	

LAND DESCRIPTION

TOTAL OB/XF 24,134

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	0004	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,500							

REVIEW DATE 11/14/2022 BY KW Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS

PT OF SEC 42-2N-25E
IN OR 2183/1864
(EX R/W OR 1041/1016)

HARDEN LINDA
PO BOX 151
CALLAHAN, FL 32011

2025

42-2N-25-0000-0017-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

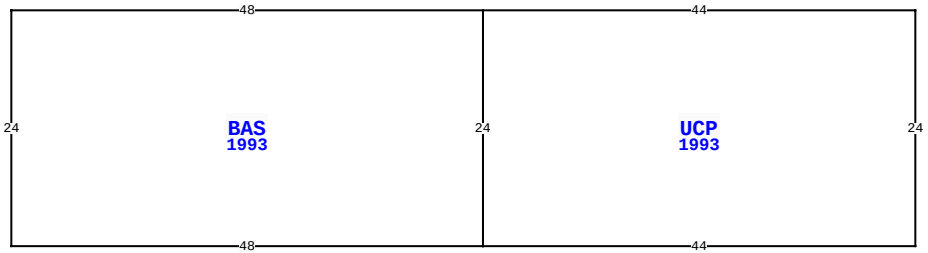
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	12,188
UCP	1,056	20	1993	211	2,233
TOTALS	2,208			1,363	14,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,363	57.2000	21.16	28,841	1973	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2020 Heated Area: 1152 HX Base Yr 2020



450540 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,889
TOTAL MARKET OB/XF VALUE		24,134
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		327,523
SOH/AGL Deduction		192,404
ASSESSED VALUE		135,119
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		79,397
TOTAL JUST VALUE		327,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1864	3/15/2018	WD	Q	I	01	135,000
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: HARDEN ERNEST & LIN						
2183/0004	3/07/2018	WD	U	I	11	100
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: ZAHN EDWARD R ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W44 BAS=[YR=1993] W48 S24 E48 N24$ S24 E44 N24$.

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 11/14/2022 BY KW Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS

PT OF SEC 42-2N-25E
IN OR 2183/1864
(EX R/W OR 1041/1016)

HARDEN LINDA
PO BOX 151
CALLAHAN, FL 32011

2025

42-2N-25-0000-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

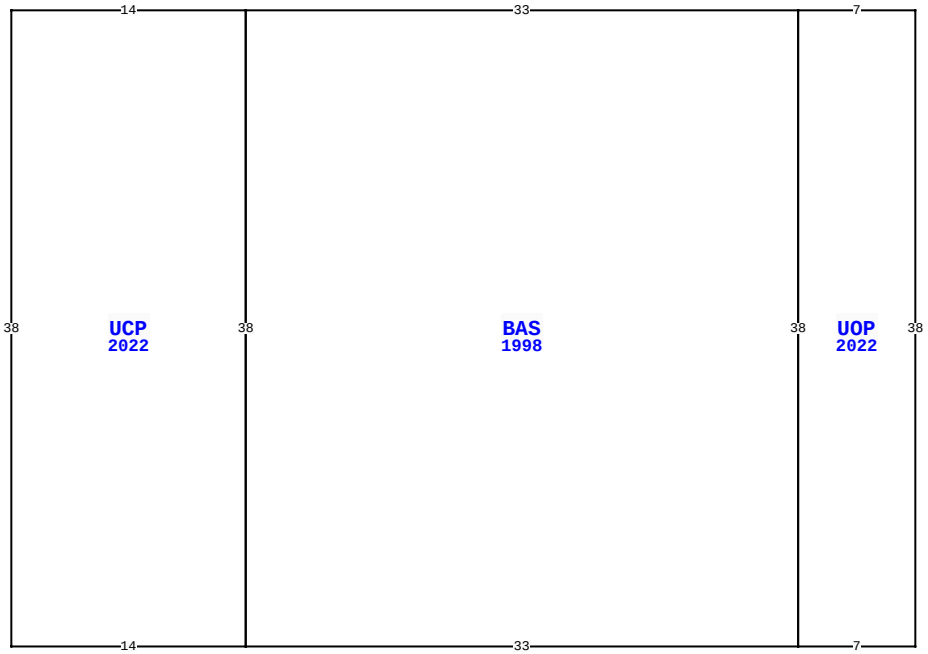
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1998	1,254	8,976
UCP	532	20	2022	106	759
UOP	266	20	2022	53	379
TOTALS	2,052			1,413	10,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,413	32.2400	11.93	16,857	1985	2000	0	0	0	40.00	60.00

3 GARAGE RES – 100% - 2020 Heated Area: 1254 HX Base Yr 2020



450540 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,889
TOTAL MARKET OB/XF VALUE		24,134
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		327,523
SOH/AGL Deduction		192,404
ASSESSED VALUE		135,119
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		79,397
TOTAL JUST VALUE		327,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1864	3/15/2018	WD	Q	I	01	135,000
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: HARDEN ERNEST & LIN						
2183/0004	3/07/2018	WD	U	I	11	100
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: ZAHN EDWARD R ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W7 BAS=[YR=1998] W33 UCP=[YR=2022] W14 S38 E14 N38$ S38 E33 N38$ S38 E7 N38$.

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 11/14/2022 BY KW Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS