BLOCK 1 LOT 10
YULEE HEIGHTS SUB PB 3/47A

KLINE MARY K
86239 CALLAWAY DR
YULEE, FL 32097

2025

42-2N-27-4400-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

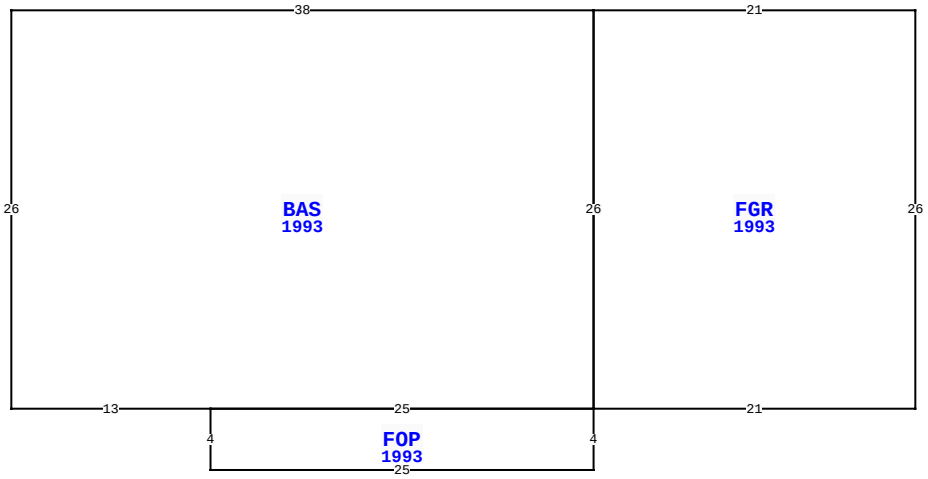
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	115,090
FGR	546	55	1993	300	34,946
FOP	100	30	1993	30	3,495
TOTALS	1,634			1,318	153,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,318	124.9248	124.92	164,645	1968	2015	0	0	0	6.75	93.25

1 SINGLE FAM – 100% - 2025 Heated Area: 988 HX Base Yr 2025



86239 CALLAWAY DR, YULEE

BLD DATE	04/13/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,531
TOTAL MARKET OB/XF VALUE		4,685
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		218,216
SOH/AGL Deduction		0
ASSESSED VALUE		218,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,494
TOTAL JUST VALUE		218,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/312	3/01/2024	WD	Q	I	01	267,000
GRANTOR: ORITZ JOSE O & LEIDA						
GRANTEE: KLINE MARY K						
2450/1499	4/07/2021	WD	Q	I	01	130,000
GRANTOR: VILLA ANTONIO & VELIA						
GRANTEE: ORITZ JOSE O & LEID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-21,0] W38 S26 E13 E25 N26 $
FGR=[YR=1993;ORIG=0,0] W21 S26 E21 N26 $
FOP=[YR=1993;ORIG=-46,26] S4 E25 N4 W25 $
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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	0810	CONCRETE A	0	100	0	0	992.00	SF	6.50	6.50	100	1993	1993	3	64	4,127	
2	1242	WD DECK A	0	100	0	0	124.00	SF	10.00	10.00	100	2011	2011	3	45	558	

LAND DESCRIPTION

TOTAL OB/XF 4,685

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	0006	RSF-	2120.00	90.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/30/2020 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS