BLK 1 LOT 14
YULEE HEIGHTS SUB PBK 3/47A

DAVIS MATTHEW C
86297 CALAWAY DR
YULEE, FL 32097

2025

42-2N-27-4400-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

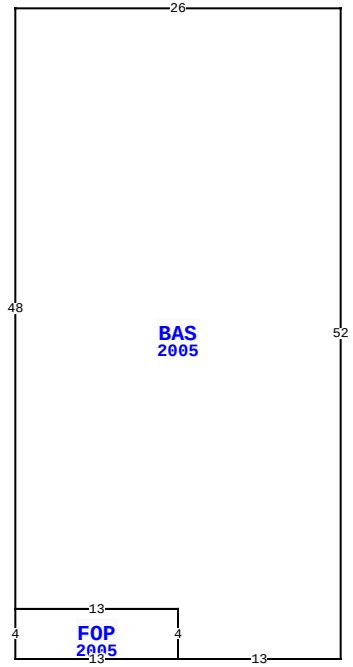
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2005	1,300	120,358
FOP	52	30	2005	16	1,481
TOTALS	1,352			1,316	121,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,316	113.3600	102.02	134,258	2005	2005	0	0	0	9.25	90.75

1 SFR MODULR – 100% - 2015 Heated Area: 1300 HX Base Yr 2015



86297 CALLAWAY DR, YULEE

BLD DATE		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		121,839
TOTAL MARKET OB/XF VALUE		6,622
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		188,461
SOH/AGL Deduction		91,548
ASSESSED VALUE		96,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,191
TOTAL JUST VALUE		188,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10010	OTHER	0	09/01/2005
C0413481	CO ISSUED	0	02/01/2005
E0514272	ELEC OTHER	0	02/01/2005
M0509198	MECH OTHER	0	02/01/2005
B0413481	NEW CONSTR	0	02/01/2005
B0413247	FOUNDATION	2,500	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1951/1761	11/20/2014	SW	U	I	12	110,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVIS MATTHEW C						
1906/1172	3/10/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 S48 FOP=[YR=2005] S4 E13 N4 W13$ E13 S4 E13 N52$.

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	0811	CONCRETE B	0	100	0	0	1,516.00	SF	5.20	5.20	100	2005	2005	3	84	6,622	

LAND DESCRIPTION

TOTAL OB/XF 6,622

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		RSF-	2100.00	145.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS