BLK 1 LOT 15
YULEE HEIGHTS SUB PBK 3/47A

E A W FAMILY LAND TRUST/HOME BUYERS OF FLORIDA LLC
C/O HOME BUYERS OF FLA LLC, 2910 KERRY FOREST PKWY
TALLAHASSEE, FL 32309

2025

42-2N-27-4400-0001-0150

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

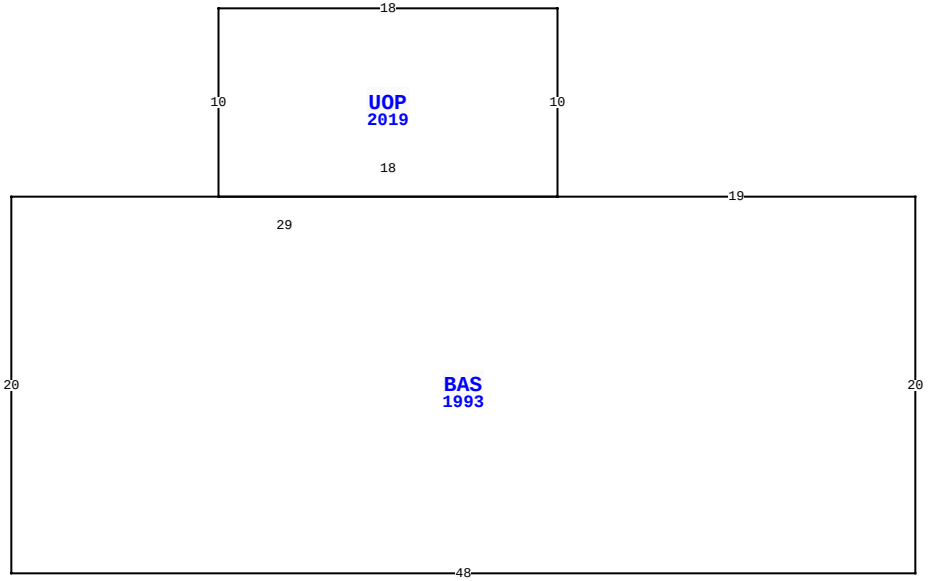
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	82,988
UOP	180	20	2019	36	3,112
TOTALS	1,140			996	86,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	109.0800	109.08	108,644	1955	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 0 Heated Area: 960 HX Base Yr



86317 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	86,100
TOTAL MARKET OB/XF VALUE	344
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	146,444
SOH/AGL Deduction	33,092
ASSESSED VALUE	113,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,352
TOTAL JUST VALUE	146,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/0336	3/28/2008	TD	Q	I	06	100
GRANTOR: E A W FAMILY LAND TRU						
GRANTEE: E A W FAMILY LAND T						
1477/0801	2/07/2007	WD	Q	I	01	100
GRANTOR: WILLIAMS HUGH						
GRANTEE: WILLIAMS H E TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 UOP=[YR=2019] N10 W18 S10 E18$ W29 S20 E48 N20$.

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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
2	1242	WD DECK A	0	0	0	0	52.00	SF	10.00	10.00	100	1990	1990	3	20	104	

LAND DESCRIPTION

TOTAL OB/XF 344

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	0		RSF-2	85.00	150.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/20/2019 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS