BLOCK 1 LOTS 24 & 25
IN OR 869/1566
YULEE HEIGHTS SUB PB 3/47A

FISHER NORMAN ERIC & KATHY M
86475 CALLAWAY DR
YULEE, FL 32097

2025

42-2N-27-4400-0001-0240

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	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

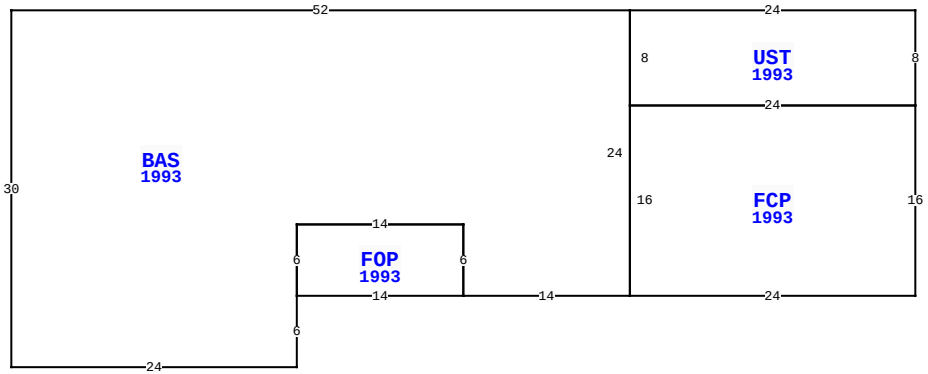
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	119,974
FCP	384	25	1993	96	8,805
FOP	84	30	1993	25	2,294
UST	192	45	1993	86	7,888
TOTALS	1,968			1,515	138,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	111.1800	111.18	168,438	1983	1983	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1308 HX Base Yr 2000



86475 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		138,961
TOTAL MARKET OB/XF VALUE		1,641
TOTAL LAND VALUE - MARKET		120,550
TOTAL MARKET VALUE		261,152
SOH/AGL Deduction		151,619
ASSESSED VALUE		109,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,811
TOTAL JUST VALUE		261,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0869/1566	2/26/1999	WD	Q	I		84,000
GRANTOR: LEY JOHN WILLIAM III						
GRANTEE: FISHER NORMAN ERIC						
0371/0591	10/01/1982	WD	U	I		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W24 BAS=[YR=1993] W52 S30 E24 N6 FOP=[YR=1993] E14 N6 W14 S6$ N6 E14 S6 E14 FCP=[YR=1993] E24 N16 W24 S16$ N24$ S8 E24 N8$.

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	100	24	24	576.00	SF	10.00	10.00	100	1986	1986	3	20	1,152	
2	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1986	1986	3	47	489	

LAND DESCRIPTION

TOTAL OB/XF 1,641

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-2	183.00	300.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							
2	009630	C	SWAMP	100		RSF-2	0.00	0.00	1.10	AC		1.00	1.00	1.00	500.00	500.00	550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.10 Total Land Value: 120,550 Market: 0 Agricultural: 0 Common: 120,550 PRINTED 07/30/2025 BY SYS