BLOCK 2 LOTS 6 & 7
IN OR 460 PG 317
YULEE HEIGHTS SUB PB 3/47A

ALBERTSON RUBY GAYLE
86026 CALLAWAY CT
YULEE, FL 32097

2025

42-2N-27-4400-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

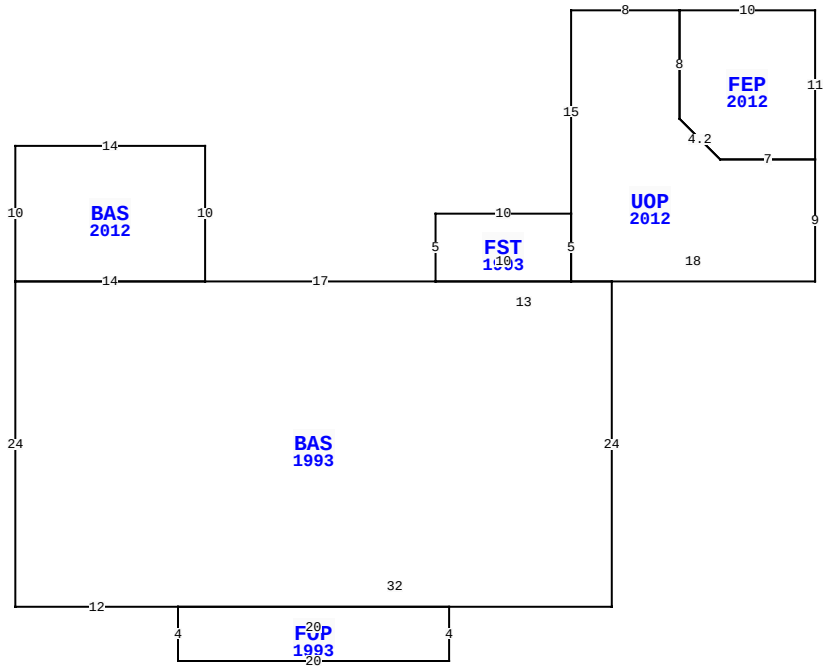
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,056	100	1993	1,056	93,559
BAS	140	100	2012	140	12,404
FEP	106	80	2012	85	7,531
FOP	80	30	1993	24	2,126
FST	50	55	1993	28	2,480
UOP	255	20	2012	51	4,519
TOTALS	1,687			1,384	122,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	113.0480	113.05	156,461	1964	1980	0	0	0	21.63	78.37

1 SINGLE FAM – 100% - 0 Heated Area: 1196 HX Base Yr



86026 CALLAWAY CT, 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		122,618
TOTAL MARKET OB/XF VALUE		2,171
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		220,789
SOH/AGL Deduction		148,023
ASSESSED VALUE		72,766
TOTAL EXEMPTION VALUE	HX HB	47,766
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		220,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326263	CHNGE SRVC	0	06/01/2013
973488	CHNGE SRVC	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0317	7/01/1985	FS	U	I		100
GRANTOR:						
GRANTEE:						
0091/0411	1/01/1969	TA	U	I		8,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W10 UOP=[YR=2012] W8 S15 FST=[YR=1993] W10 S5 BAS=[YR=1993] W17 BAS=[YR=2012] N10 W14 S10 E14$ W14 S24 E12 FOP=[YR=1993] S4 E20 N4 W20$ E32 N24W13$ E10 N5$ S5 E18 N9 W7 U3 L3 N8$ S8 D3 R3 E7 N11$.

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	310.00	SF	6.50	6.50	100	1997	1997	3	72	1,451	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 2,171

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-	2174.00	135.00	2.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	96,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/30/2025 BY SYS