

SUTTON JAMES MORRIS JR/BALLENTINE CYNTHIA PARKER
85257 LINDA RD
CALLAHAN, FL 32011

43-2N-27-4643-0047-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 80
01 MINIMUM 20
03 GABLE/HIP 100
03 COMP SHNGL 50
12 MODULAR MT 50
02 WALL BD/WD 100
14 CARPET 70
08 SHT VINYL 30
02 WINDOW 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
0 0 100
0 100

03 Quality Level 03
0200 MOBILE HOME
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	2002	1,020	40,784
BAS	72	100	2022	72	2,879
BAS	288	100	2022	288	11,515
FOP	108	30	2022	32	1,280

TOTALS1,4881,41256,458

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

0800021,41298.0000

EFF. BASE RATEREPL. COST NEWAYB

83.30117,6202002

EYBECONFNCTNORM% COND

20020052.0048.00

Heated Area: 1380HX Base Yr 2025

Diagram illustrating the building footprint and lot dimensions. The main building is 24x40 feet. There are two smaller buildings at the bottom, one labeled BAS 2022 (18x18) and one labeled FOP 2022 (18x6). Dimensions include 24, 12, 24, 20, 11, 4, 6, 18, 16, 2.9, 4, 2.9, 3, 24, 12, 24, 20, 11, 4, 6, 18, 16, 2.9, 4, 2.9, 3.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE56,458

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE141,458

SOH/AGL Deduction0

ASSESSED VALUE141,458

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE90,736

TOTAL JUST VALUE141,458

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE106,447

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1279	8/27/2024	WD	U	I	37	60,000

GRANTOR:HESSENAUER BRIAN T &
GRANTEE:SUTTON JAMES MORRIS
1309/11424/13/2005WDQI06100
GRANTOR:YULEE REPO HOME CENTE
GRANTEE:HESSENAUER BRIAN T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 BAS=[YR=2022] N12 W24 S12 E24\$ W40 S24 E11
BAS=[YR=2022] S4 FOP=[YR=2022] S6 E18 N6 W18\$ E18 N4 W18\$ E20 D2 R2 E4 R2 U2 E3 N24\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL ACRESYEARDENSITYDECLFRZYR CONSRV

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REVIEW DATE06/16/2025BYKW

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS