IN OR 2189/1247
PARCELS 2-20 & 2-27
ESMT PT OR 1242/920

TEW LARRY W & KARI R
55143 SHUG ROAD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

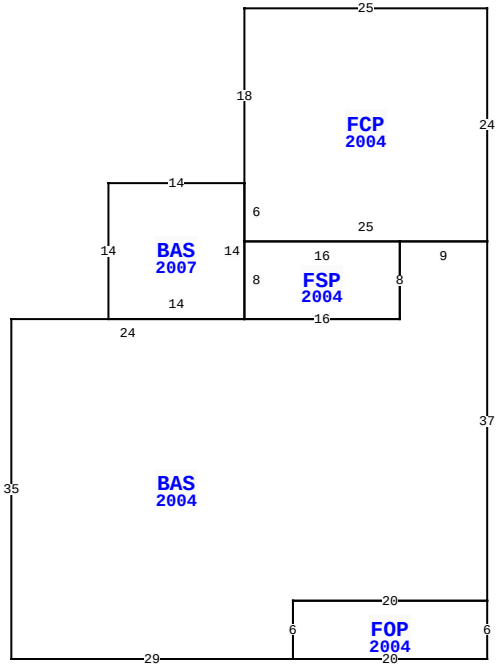
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,667	100	2004	1,667	190,551
BAS	196	100	2007	196	22,404
FCP	600	25	2004	150	17,146
FOP	120	30	2004	36	4,115
FSP	128	40	2004	51	5,829
TOTALS	2,711			2,100	240,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,100	101.8800	134.48	282,408	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2019 Heated Area: 1863 HX Base Yr 2019



55143 SHUG RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,140
TOTAL MARKET OB/XF VALUE		35,016
TOTAL LAND VALUE - MARKET		250,995
TOTAL MARKET VALUE		537,151
SOH/AGL Deduction		257,651
ASSESSED VALUE		279,500
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,778
TOTAL JUST VALUE		537,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18611	ELEC OTHER	500	01/01/2007
B19196	ADDITION	24,000	12/01/2006
R09961	REPAIR/RRF	1,200	12/01/2006
B12493	NEW CONSTR	130,000	03/01/2004
R5951	REPAIR/RRF	3,500	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1247	3/30/2018	WD	Q	I	01	345,000
GRANTOR: HAMLIN RHONDA L & MAR						
GRANTEE: TEW LARRY W & KARI						
2189/1245	3/30/2018	WD	U	I	11	100
GRANTOR: BRANDIES GENE S JR &						
GRANTEE: HAMLIN RHONDA L & M						

BUILDING NOTES

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	942.00	SF	5.20	5.20	100	2004	2004	3	83	4,066	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2010	2010	3	56	19,992	
3	0845	KOOL DECK	0	100	0	0	705.00	SF	7.25	7.25	100	2010	2010	3	90	4,600	
4	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2010	2010	3	56	2,285	
5	0803	ASPHALT C	0	100	0	0	3,394.00	SF	2.00	2.00	100	2008	2008	3	60	4,073	

BUILDING DIMENSIONS

FCP=[YR=2004] W25 S18 BAS=[YR=2007] W14 S14 E14 N14$S6
FSP=[YR=2004] S8 BAS=[YR=2004] W24 S35 E29 FOP=[YR=2004] E20
N6 W20 S6$ N6 E20 N37 W9 S8 W16$ E16 N8 W16$ E25 N24$.

LAND DESCRIPTION

TOTAL OB/XF 35,016

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	0007	OR	0.00	0.00	17.31	AC		1.00	1.00	1.00	14,500.00	14,500.00	250,995							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 17.31 Total Land Value: 250,995 Market: 0 Agricultural: 0 Common: 250,995 PRINTED 07/30/2025 BY SYS

IN OR 2189/1247
PARCELS 2-20 & 2-27
ESMT PT OR 1242/920

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2025

46-2N-25-0000-0002-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

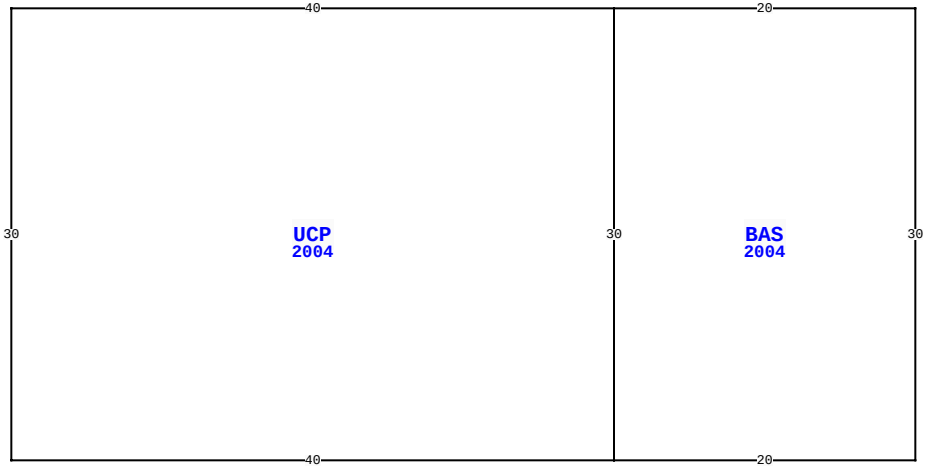
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2004	600	7,923
UCP	1,200	20	2004	240	3,169
TOTALS	1,800			840	11,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	52.5000	19.42	16,313	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2019 Heated Area: 600 HX Base Yr 2019



55143 SHUG RD, CALLAHAN

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: HAMLIN RHONDA L & MAR						
GRANTEE: TEW LARRY W & KARI						
2189/1245	3/30/2018	WD	U	I	11	100
GRANTOR: BRANDIES GENE S JR &						
GRANTEE: HAMLIN RHONDA L & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 UCP=[YR=2004] W40 S30 E40 N30$ S30 E20 N30$
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/18/2020 BY KBA Total Acres: 17.31 Total Land Value: 250,995 Market: 0 Agricultural: 0 Common: 250,995 PRINTED 07/30/2025 BY SYS