IN OR 1531/1407

HAYES HOWARD & KAREN
55566 SHUG RD
CALLAHAN, FL 32011

2025

46-2N-25-0000-0002-0300

BUILDING CHARACTERISTICS

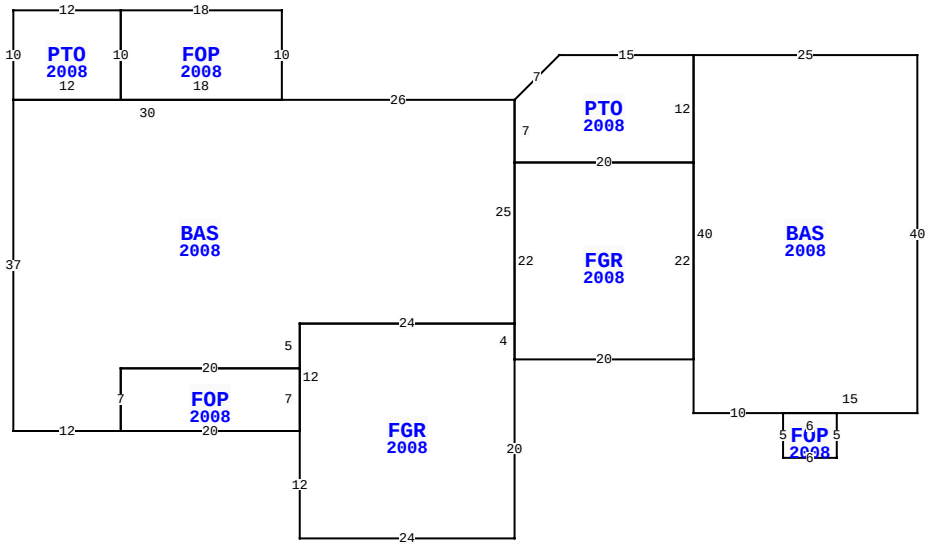
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,000	100	2008	1,000	124,281
BAS	1,644	100	2008	1,644	204,317
FGR	440	55	2008	242	30,076
FGR	576	55	2008	317	39,397
FOP	30	30	2008	9	1,119
FOP	140	30	2008	42	5,220
FOP	180	30	2008	54	6,711
PTO	120	5	2008	6	746
PTO	228	5	2008	11	1,367
TOTALS	4,358			3,325	413,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	101.8440	134.43	446,980	2008	2008	0	0	0	7.55	92.45

1 SNGL FAM – 100% - 2009 Heated Area: 2644 HX Base Yr 2009



55566 SHUG RD, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE			LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		413,233
TOTAL MARKET OB/XF VALUE		16,061
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		511,194
SOH/AGL Deduction		269,291
ASSESSED VALUE		241,903
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,181
TOTAL JUST VALUE		511,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22338	ADDITION	25,344	03/01/2009
R11793	REPAIR/RRF	750	03/01/2009
C21421	CO ISSUED	280,000	10/14/2008
M13968	MECH OTHER	0	07/01/2008
P13239	OTHER	0	06/01/2008
B21421	NEW CONSTR	280,000	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1407	10/23/2007	WD	Q	V		48,600

GRANTOR: STRONG BRUCE H & VERN

GRANTEE: HAYES HOWARD & KARE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W25 PTO=[YR=2008] W15 D5 L5 BAS=[YR=2008] W26 FOP=[YR=2008] N10 W18 PTO=[YR=2008] W12 S10 E12 N10$ S10 E18$ W30 S37 E12 FOP=[YR=2008] E20 FGR=[YR=2008] S12 E24 N20 FGR=[YR=2008] E20 N22 W20 S22$ N4 W24 S12$ N7 W20 S7$ N7 E20 N5 E24 N25$ S7 E20 N12$ S40 E10 FOP=[YR=2008] S5 E6 N5 W6$ E15 N40$.

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	42	3	126.00	SF	6.50	6.50	100	2008	2008	3	88	721	
2	0812	CONCRETE C	0	100	0	0	2,408.00	SF	4.00	4.00	100	2008	2008	3	88	8,476	
3	0200	BARN WD 0-	0	100	22	30	660.00	SF	20.00	20.00	100	2009	2009	3	52	6,864	

LAND DESCRIPTION

TOTAL OB/XF 16,061

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	0005	OR	0.00	0.00	2.34	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,900							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 2.34 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 07/30/2025 BY SYS