PARCELS 3-1,3-2 & 3-4
IN OR 964/689
ESMT OR 865/827

CARTER JOSEPH DWAINE & PAULA D
55004 FAMILY COURT
CALLAHAN, FL 32011

2025

46-2N-25-0000-0003-0010

BUILDING CHARACTERISTICS

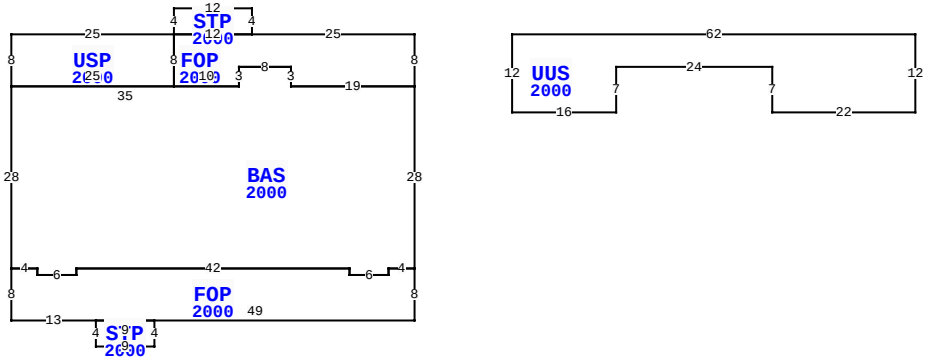
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	1,772	100	2000	1,772	195,348
FOP	272	30	2000	82	9,039
FOP	484	30	2000	145	15,985
STP	36	10	2000	4	441
STP	48	10	2000	5	552
USP	200	30	2000	60	6,614
UUS	576	50	2000	288	31,750
TOTALS	3,388			2,356	259,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	94.6386	124.92	294,312	2000	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2001 Heated Area: 1772 HX Base Yr 2001



55004 FAMILY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/26/2025 KBA

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0350	CARPORT WD	0	100	37	33	1,221.00	SF	9.75	9.75	100	2008	2008	3	31	3,690	
3	0530	STBL WD	0	100	38	48	1,824.00	SF	22.50	22.50	100	2008	2008	3	48	19,699	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	259,730
TOTAL MARKET OB/XF VALUE	26,294
TOTAL LAND VALUE - MARKET	320,500
TOTAL MARKET VALUE	338,054
SOH/AGL Deduction	160,821
ASSESSED VALUE	177,233
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	126,511
TOTAL JUST VALUE	606,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13054	RE-ROOF	7,475	08/01/2012
B21032	NEW CONSTR	0	01/01/2008
B21033	NEW CONSTR	0	01/01/2008
B995815	NEW CONSTR	140,000	01/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0689	12/29/2000	WD	Q	V	01	100
GRANTOR: CARTER LAURA SOVA & J						
GRANTEE: CARTER JOSEPH DWAIN						
0916/1088	1/24/2000	QC	Q	V	06	0
GRANTOR: CARTER LAURA S						
GRANTEE: CARTER PAULA D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W25 STP=[YR=2000] N4 W12 S4 E12$ W12
USP=[YR=2000] W25 S8 BAS=[YR=2000] S28 FOP=[YR=2000] S8
E13 STP=[YR=2000] S4 E9 N4 W9$ E49 N8 W4 S1 W6 N1 W42 S1 W6
N1 W4$ E4 S1 E6 N1 E42 S1 E6 N1 E4 N28 W19 N3 W8 S3 W35 $ E25
N8 $ S8 E10 N3 E8 S3 E19 N8 $ PTR= E15 UUS=[YR=2000] E62 S12
W22 N7 W24 S7 W16 N12 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 26,294

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	370.00	370.00	7,030							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 20.00 Total Land Value: 52,030 Market: 275,500 Agricultural: 7,030 Common: 45,000 PRINTED 07/30/2025 BY SYS