PT OF LOT 11
PAR 7-4, 7-5, & 7-6
ESMT OR 1627/1944

LANE KERMIT
55250 CUB COURT
CALLAHAN, FL 32011

2025

46-2N-25-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

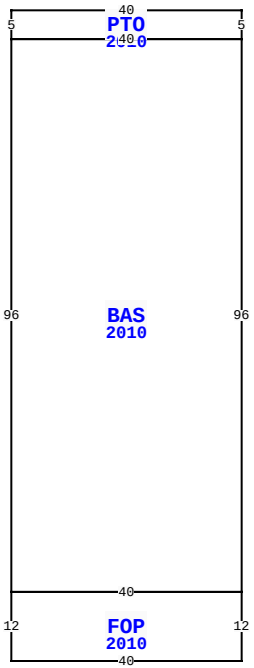
DOR CODE 6100 PASTURELAND 2
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,840	100	2010	3,840	39,664
FOP	480	30	2010	144	1,487
PTO	200	5	2010	10	103
TOTALS	4,520			3,994	41,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,994	58.4100	15.19	60,669	2010	2010	0	0	0	32.00	68.00

1 BARNS – 0% - 0 Heated Area: 3840 HX Base Yr



55300 CUB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	77,591
TOTAL MARKET OB/XF VALUE	7,820
TOTAL LAND VALUE - MARKET	454,575
TOTAL MARKET VALUE	198,120
SOH/AGL Deduction	4,665
ASSESSED VALUE	193,455
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,455
TOTAL JUST VALUE	539,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,094

36X36 AG BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-04995	CC BLOCK GARAGE	0	04/18/2023
B23174	NEW CONSTR	174,846	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	10/06/2013	CN	U	V	11	100

GRANTOR: BOWERS STEVEN MICHAEL
GRANTEE: LANE KERMIT

9999/9999	6/16/2009	CN	U	V	39	26,214

GRANTOR: SOGGY BOTTOM LLC
GRANTEE: LANE KERMIT

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2010] W40 S5 BAS=[YR=2010] S96 FOP=[YR=2010] S12 E40 N12 W40$ E40 N96 W40$ E40 N5$.

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	0462	ST/AL FNC	1	0	120	0	480.00	SF	10.00	10.00	100	2024	2020		90	4,320	
2	0092	AUTO GATE	1	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,820

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	0		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,085							
2	006100	A	PASTURE 2	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	355.00	355.00	5,325							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.46	AC		1.00	1.00	1.00	190.00	190.00	2,747							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	12.48	AC		1.00	1.00	1.00	525.00	525.00	6,552							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	41.94	AC		1.00	1.00	1.00	8,500.00	8,500.00	356,490							

REVIEW DATE 08/10/2022 BY TWA Total Acres: 46.97 Total Land Value: 112,709 Market: 356,490 Agricultural: 14,624 Common: 98,085 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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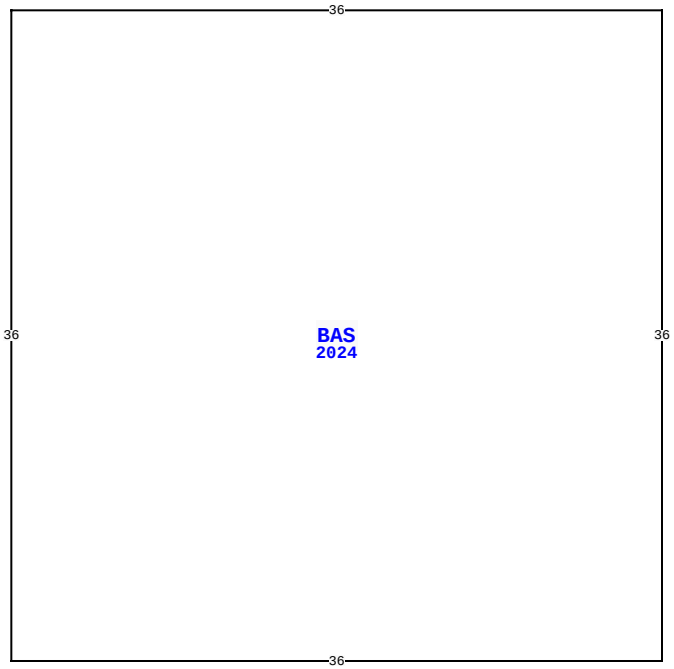
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Quality	06	Quality Level 06
DOR CODE	6100	PASTURELAND 2
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	36,336
TOTALS	1,296			1,296	36,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	76.5440	28.32	36,703	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 2024 Heated Area: 1296 HX Base Yr



55300 CUB CT, CALLAHAN

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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LANE KERMIT						
9999/9999	6/16/2009	CN	U	V	39	26,214
GRANTOR: SOGGY BOTTOM LLC						
GRANTEE: LANE KERMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E36 S36 W36 N36 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/10/2022 BY TWA Total Acres: 46.97 Total Land Value: 112,709 Market: 356,490 Agricultural: 14,624 Common: 98,085 PRINTED 07/30/2025 BY SYS