PT LOTS 48 & 49
EAST CALLAHAN SUB PBK 1/35
IN OR 2725/1217

HENDERSON ADAM & STEPHANIE
PO BOX 105
CALLAHAN, FL 32011

2025

47-2N-25-0000-0008-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,100
TOTAL MARKET VALUE	62,100
SOH/AGL Deduction	8,970
ASSESSED VALUE	53,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,130
TOTAL JUST VALUE	62,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003214	PRIVATE PROVIDER	620,731	03/28/2025
B240008277		620,731	07/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2725/1217	7/09/2024	WD	U	V	11	100
GRANTOR: FACHKO RAYMOND D FAMI						
GRANTEE: HENDERSON ADAM & ST						
2678/478	9/18/2023	WD	U	V	11	100
GRANTOR: FACHKO RAYMOND D FAMI						
GRANTEE: HENDERSON ADAM & ST						

45335 HIDE AWAY LN, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	45,000.00	45,000.00	62,100							

REVIEW DATE 06/11/2025 BY TW Total Acres: 1.38 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 07/30/2025 BY SYS