PT OF LOT 1
IN OR 2765/1924 AS TO PAR 1
SUB OF SEC 49 PB 2 PG 15

CARVER RUTH ANN L/E/
PO BOX 494
CALLAHAN, FL 32011

2025

49-2N-25-4100-0001-0092

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

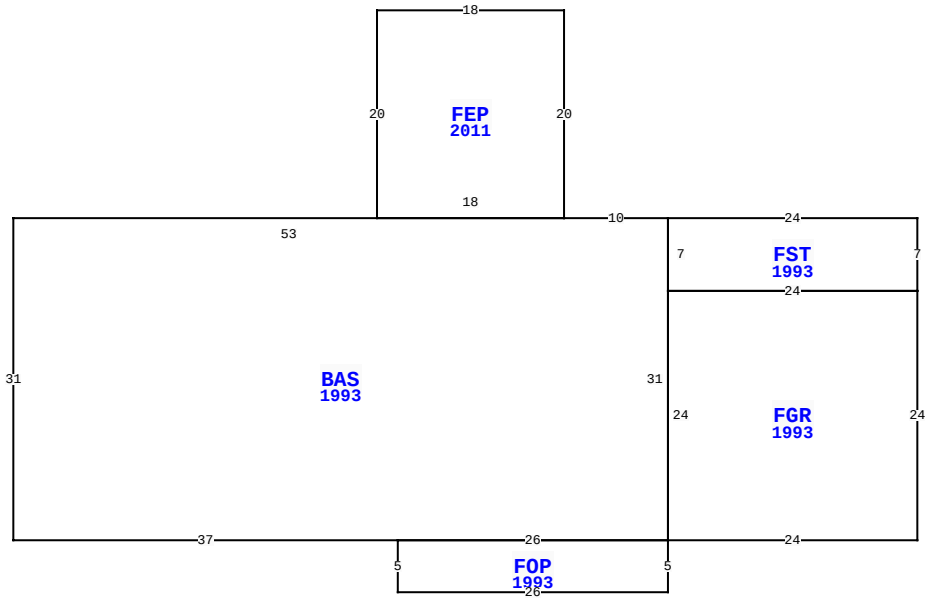
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1993	1,953	211,198
FEP	360	80	2011	288	31,145
FGR	576	55	1993	317	34,281
FOP	130	30	1993	39	4,217
FST	168	55	1993	92	9,949
TOTALS	3,187			2,689	290,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	120.4800	159.03	427,632	1973	1980	0	0	0	32.00	68.00

1 SNGL FAM – 100% - 0 Heated Area: 1953 HX Base Yr 1974



541890 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		290,790
TOTAL MARKET OB/XF VALUE		525
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		336,315
SOH/AGL Deduction		192,109
ASSESSED VALUE		144,206
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		88,484
TOTAL JUST VALUE		336,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5608	NEW CONSTR	19,380	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2765/1924	1/28/2025	LE	U	I	11	100
GRANTOR: CARVER RUTH ANN						
GRANTEE: RC PROTECTION TRUST						
2764/210	1/28/2025	QC	U	I	11	100
GRANTOR: CARVER RAYMOND II						
GRANTEE: CARVER RUTH ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W10 FEP=[YR=2011] N20 W18 S20 E18 $ W53 S31 E37 FOP=[YR=1993] S5 E26 N5 FGR=[YR=1993] E24 N24 W24 S24 $ W26 $ E26 N31 $ S7 E24 N7 $.

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	0	0	351.00	SF	6.50	6.50	100	1973	1973	3	23	525	

LAND DESCRIPTION

TOTAL OB/XF 525

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS