PT OF LOT 1 S9-8
IN OR 1407/1370
SUB OF SEC 49 PB 2/15

BROWNING DARLENE WEBB LVG TRUST/BROWNING DARLENE W
PO BOX 453
CALLAHAN, FL 32011-0453

2025

49-2N-25-4100-0001-0098

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

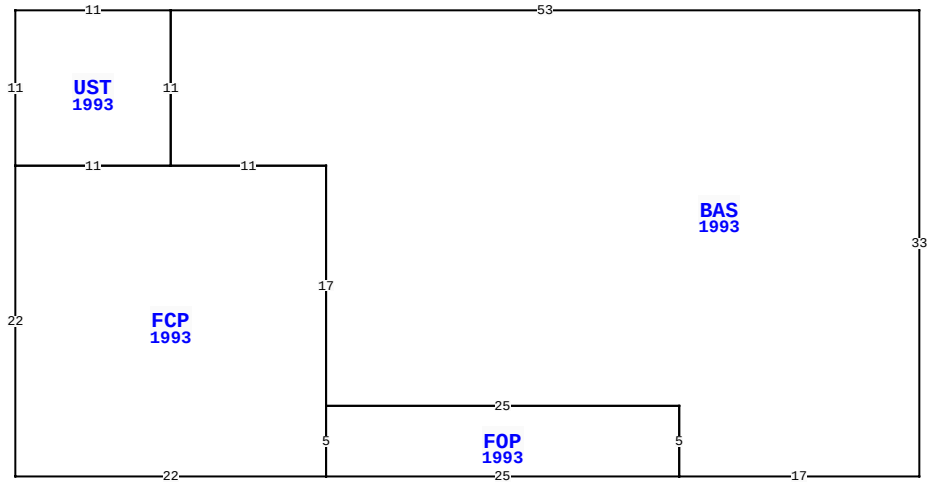
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,382	100	1993	1,382	156,163
FCP	484	25	1993	121	13,673
FOP	125	30	1993	38	4,294
UST	121	45	1993	54	6,102
TOTALS	2,112			1,595	180,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	152.7042	152.70	243,556	1982	1992	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2002 Heated Area: 1382 HX Base Yr 2002



541870 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		180,231
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		227,121
SOH/AGL Deduction		124,348
ASSESSED VALUE		102,773
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		47,051
TOTAL JUST VALUE		227,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,343

EYB ADJSTD FOR NEW METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R22-11857	REROOF- METAL	12,000	08/02/2022
B21880	REMODEL	13,853	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1370	4/27/2006	WD	Q	I	01	100
GRANTOR: BROWNING DARLENE W						
GRANTEE: BROWNING DARLENE W						
0807/0101	9/19/1997	CT	U	I	14	49,700
GRANTOR: CLERK OF COURT						
GRANTEE: BROWNING EDWARD & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W53 S11 E11 S17 E25 S5 E17 N33 $
FCP=[YR=1993;ORIG=-64,11] S22 E22 N5 N17 W11 W11 $
FOP=[YR=1993;ORIG=-42,33] E25 N5 W25 S5 $
UST=[YR=1993;ORIG=-53,0] W11 S11 E11 N11 $
.

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	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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		OR	200.00	217.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS