PT OF LOT 13
IN OR 2771/1102
SUB OF SEC 49 PB 2/15

THAGARD ALEXIS C L/E/
541787 US HWY 1
CALLAHAN, FL 32011

2025

49-2N-25-4100-0013-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

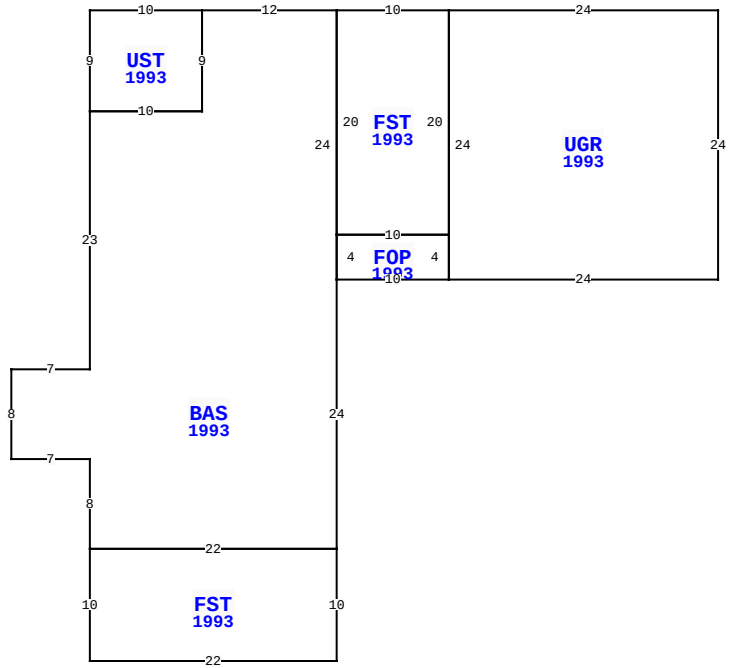
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	1993	1,022	90,874
FOP	40	30	1993	12	1,067
FST	200	55	1993	110	9,781
FST	220	55	1993	121	10,759
UGR	576	45	1993	259	23,030
UST	90	45	1993	40	3,557
TOTALS	2,148			1,564	139,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	112.2000	112.20	175,481	1930	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 100% - 0 Heated Area: 1022 HX Base Yr 2000



541787 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		139,069
TOTAL MARKET OB/XF VALUE		4,216
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		190,975
SOH/AGL Deduction		125,078
ASSESSED VALUE		65,897
TOTAL EXEMPTION VALUE	HX HB WX SX	65,897
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		344,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/1102	2/19/2025	WD	U	I	11	100
GRANTOR: THAGARD ALEXIS C						
GRANTEE: PEEPLES LISA						
2424/0328	12/15/2020	WD	U	I	11	100
GRANTOR: THAGARD ALEXIS C						
GRANTEE: PEEPLES LISA & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 FST=[YR=1993] W10 BAS=[YR=1993] W12
UST=[YR=1993] W10 S9 E10 N9$ S9 W10 S23 W7 S8 E7 S8
FST=[YR=1993] S10 E22 N10 W22$ E22 N24 FOP=[YR=1993] E10 N4
W10 S4$ N24 $ S20 E10 N20$ S24 E24 N24$.

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	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	5.00	5.00	100	1965	1965	3	20	1,200	
2	0350	CARPORT WD	0	100	40	11	440.00	SF	13.00	13.00	100	1965	1965	3	20	1,144	
3	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	1965	1965	3	20	1,200	
4	0752	USP	0	100	16	14	224.00	SF	15.00	15.00	100	1980	1980	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 4,216

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	370.00	370.00	2,405							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	190.00	190.00	285							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 9.00 Total Land Value: 47,690 Market: 156,000 Agricultural: 2,690 Common: 45,000 PRINTED 07/30/2025 BY SYS