PT OF LOT 13
IN OR 2523/579
SUB SEC 49 PB 2/15

JOHNSON CHARITY
541827 US 1
CALLAHAN, FL 32011

2025

49-2N-25-4100-0013-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

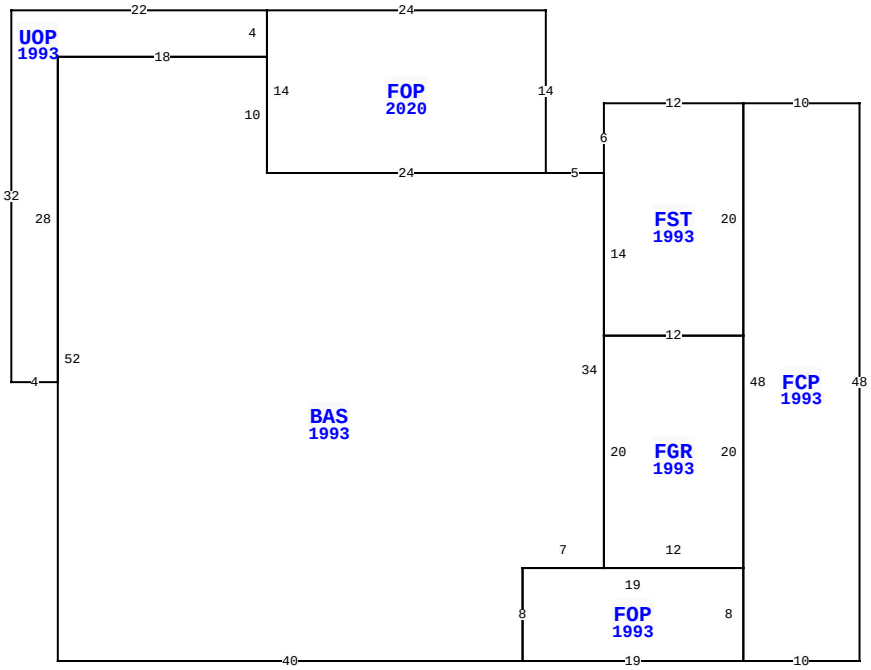
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	1993	2,098	224,406
FCP	480	25	1993	120	12,835
FGR	240	55	1993	132	14,119
FOP	152	30	1993	46	4,920
FOP	336	30	2020	101	10,803
FST	240	55	1993	132	14,119
UOP	200	20	1993	40	4,279
TOTALS	3,746			2,669	285,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,669	97.6320	128.87	343,954	1960	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2023 Heated Area: 2098 HX Base Yr 2023



541827 US HWY 1, CALLAHAN

BLD DATE	07/01/2008	JW	LGL DATE	
XF DATE	07/01/2008	JW	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,482
TOTAL MARKET OB/XF VALUE		25,899
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		344,681
SOH/AGL Deduction		10,695
ASSESSED VALUE		333,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,264
TOTAL JUST VALUE		344,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011024	REPAIR/RRF	5,250	10/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0579	12/13/2021	WD	Q	I	01	355,000
GRANTOR: WHALEY ZACHARY & MEGA						
GRANTEE: JOHNSON CHARITY						
2358/1162	5/01/2020	WD	Q	I	01	250,000
GRANTOR: PGH REAL ESTATE LLC						
GRANTEE: WHALEY ZACHARY & ME						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W10 FST=[YR=1993] W12 S6 BAS=[YR=1993] W5 FOP=[YR=2020] N14 W24 UOP=[YR=1993] W22 S32 E4 N28 E18N4$ S14 E24 $ W24 N10 W18 S52E40 FOP=[YR=1993] E19 N8 FGR=[YR=1993] N20 W12 S20E12$ W19 S8$ N8 E7 N34$ S14 E12 N20$ S48 E10 N48$.

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	1960	1960	3	21	735	
2	0862	POOL VINYL	0	100	19	38	722.00	SF	50.00	50.00	100	2010	2010	3	56	20,216	
3	0845	KOOL DECK	0	100	0	0	575.00	SF	7.25	7.25	100	1975	1975	3	25	1,042	
4	0812	CONCRETE C	0	100	0	0	1,626.00	SF	4.00	4.00	100	1980	1980	3	30	1,951	
5	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	2018	2018	3	97	1,955	

LAND DESCRIPTION

TOTAL OB/XF 25,899

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	0.00	0.00	0.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	33,300							

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.74 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 07/30/2025 BY SYS