

WHALEN ROBERT
448886 US HIGHWAY 301
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur

03

CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories

12051303040201

MODULAR MT 100 DRYWALL 100 LVT/LAMNT 100 CENTRAL 100 AIR DUCTED 100 3 100 WOOD FRAME 100 1. 100

Units BUD8 Adjustme Occupancy

000500

0 100 DIST 1A 100 NONE 100

Quality

03

Quality Level 03

DOR CODE

0800

MULTI-FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

3038.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,096

100

1993

1,096

122,492

BAS

728

100

2023

728

81,363

FGR

253

55

2026

139

15,535

FOP

341

30

1993

102

11,400

FUS

573

100

2026

573

64,040

STR

48

10

2026

5

559

TOTALS

3,039

2,643

295,389

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

07/24/2025

BY

HS

Total Acres:

0.00

Total Land Value:

225,000

Market:

0

Agricultural:

0

Common:

225,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2800

01

2,643

98.8800

135.47

358,047

1964

1990

0

0

17.50

82.50

1 TRI PLEX

0% - 0

Heated Area: 2397

HX Base Yr

26

28

26

28

9

16

11

23

23

6

28.1

27.11

6

16

11

BAS

2023

BAS

1993

FGR

2026

FUS

2026

STR

2026

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/15/2024

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

8

VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

STANDARD

BUILDING MARKET VALUE

295,389

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

225,000

TOTAL MARKET VALUE

520,389

SOH/AGL Deduction

227,825

ASSESSED VALUE

292,564

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

292,564

TOTAL JUST VALUE

520,389

NCON VALUE

40,005

INCOME VALUE

PREVIOUS YEAR MKT VALUE

394,571

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2403/0333

10/23/2020

SW Q

I

01

155,000

GRANTOR: LSF9 MASTER PARTICIPA

GRANTEE: WHALEN ROBERT

2305/0972

9/23/2019

CT U

I

18

139,800

GRANTOR: CLERK OF COURT

GRANTEE: LSF9 MASTER PARTICI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-11,0] W16 N9 W28 S26 E28 S6 E16 N23 \$

BAS=[YR=2023;ORIG=-55,-9] W28 S26 E28 N26 \$

FOP=[YR=1993;ORIG=-83,17.2] S6 E56 N6 U0.2L27.11 D0.2L28.1 \$

FGR=[YR=2026;ORIG=-11,0] E11 S23 W11 N23 \$

FUS=[YR=2026;ORIG=30,0] E27 S23 W17 N3 W7 N6 W3 N14 \$

STR=[YR=2026;ORIG=30,14] E3 S6 E7 S3 W10 N9 \$