LOT 2
IN OR 2129/813
SANDY FORD ESTATES PB 6/147

DRIVER MICHAEL J & LEORA M
34306 CALEB CT
CALLAHAN, FL 32011

2026

01-1N-24-192S-0002-0000

BUILDING CHARACTERISTICS

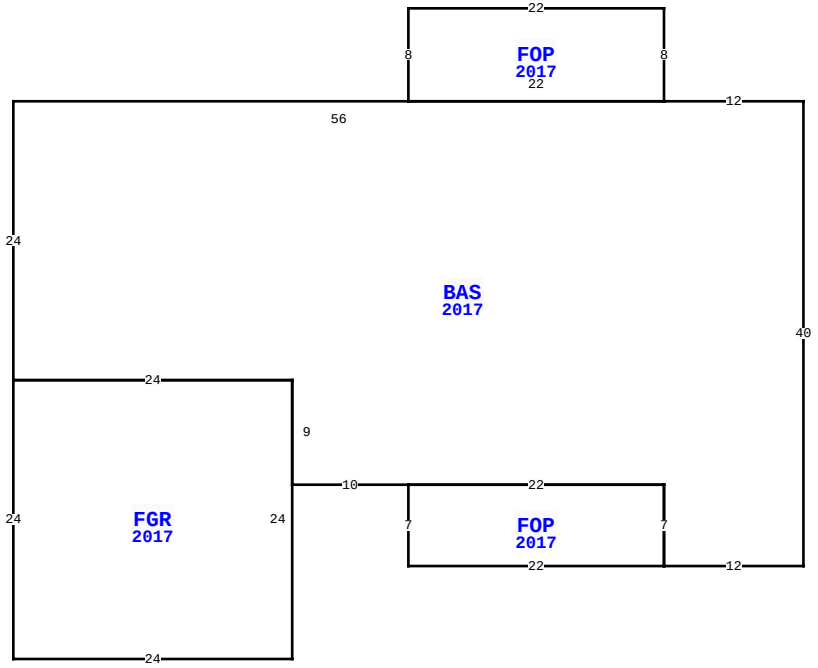
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2017	2,112	308,402
FGR	576	55	2017	317	46,289
FOP	154	30	2017	46	6,717
FOP	176	30	2017	53	7,739
TOTALS	3,018			2,528	369,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,528	108.8640	151.32	382,537	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 2112 HX Base Yr 2018



34306 CALEB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	369,148
TOTAL MARKET OB/XF VALUE	5,054
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	419,202
SOH/AGL Deduction	158,375
ASSESSED VALUE	260,827
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	209,416
TOTAL JUST VALUE	419,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703314	CO ISSUED	0	04/17/2017
B1632849	NEW CONSTR	269,995	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2129/0813	6/23/2017	WD	Q	I	02	275,000

GRANTOR: HOLLOWAY CECIL R JR

GRANTEE: DRIVER MICHAEL J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] N8 W22 S8 E22$ W56 S24
FGR=[YR=2017] S24 E24 N24 W24$ E24 S9 E10 FOP=[YR=2017] S7 E22 N7 W22$ E22 S7 E12 N40$.

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
2	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2019	2019	3	78	5,054	

LAND DESCRIPTION

TOTAL OB/XF 5,054

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	249.00	263.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/09/2026 BY SYS