PT OF SEC 3-1N-25E
IN OR 2831/1802
(EX OR 478/667 & OR 2622/1485)

ALLEN SUSAN
54074 HONEYSUCKLE LANE
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0350

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

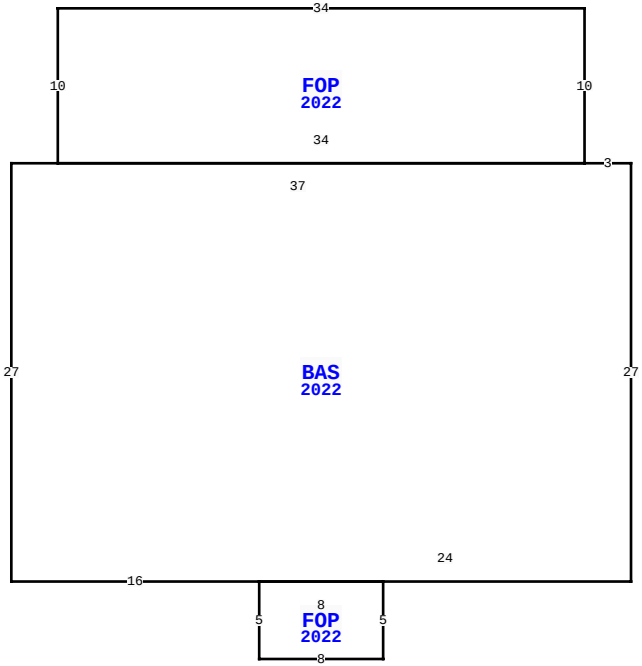
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	175,178
FOP	40	30	2022	12	1,946
FOP	340	30	2022	102	16,545
TOTALS	1,460			1,194	193,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,194	117.8720	163.84	195,625	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2026 Heated Area: 1080 HX Base Yr 2026



54074 HONEYSUCKLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		193,669
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		59,000
TOTAL MARKET VALUE		252,669
SOH/AGL Deduction		145,815
ASSESSED VALUE		106,854
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,443
TOTAL JUST VALUE		252,669
NCON VALUE		9,684
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2116767	CO ISSUED	0	01/05/2023
B2116767	NEW CONSTR	171,962	12/03/2021
21009065	DEMOLITION	2,500	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	11/20/2025	CN	Q	I	02	280,000
GRANTOR: MCKENDREE LORI						
GRANTEE: ALLEN SUSAN						
2822/1771	10/14/2025	FJ	U	I	11	0
GRANTOR: SIKES DOROTHY EST						
GRANTEE: MCKENDREE LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 FOP=[YR=2022] N10 W34 S10 E34$ W37 S27 E16
FOP=[YR=2022] S5 E8 N5 W8$ E24 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	50,000.00	50,000.00	59,000							

REVIEW DATE 02/09/2023 BY KW Total Acres: 1.18 Total Land Value: 59,000 Market: 0 Agricultural: 0 Common: 59,000 PRINTED 07/09/2026 BY SYS