PT OF SW1/4
IN OR 1399/1152
ESMT OR 1429/1223

GUIDRY PATRICK J & MISTI M
46098 TRANQUIL PL
CALLAHAN, FL 32011

2026

03-2N-25-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

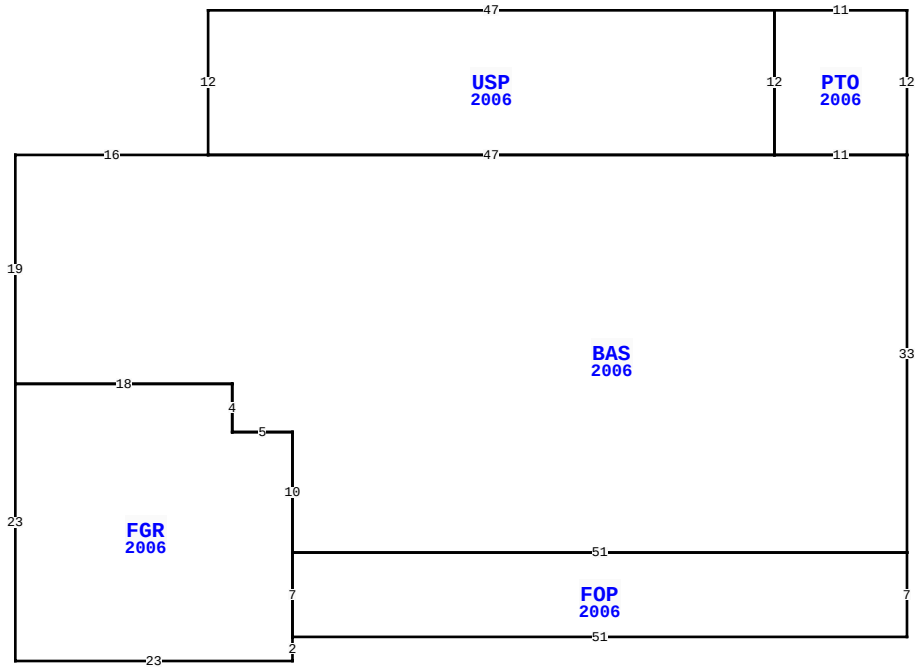
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,140	100	2006	2,140	288,958
FGR	509	55	2006	280	37,807
FOP	357	30	2006	107	14,448
PTO	132	5	2006	7	946
USP	564	30	2006	169	22,820
TOTALS	3,702			2,703	364,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,703	107.0400	148.79	402,179	2006	2006	0	0	0	9.25	90.75

1 SNGL FAM 100% - 2007 Heated Area: 2140 HX Base Yr 2007



46098 TRANQUIL PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	02/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		380,672
TOTAL MARKET OB/XF VALUE		8,868
TOTAL LAND VALUE - MARKET		168,750
TOTAL MARKET VALUE		416,705
SOH/AGL Deduction		215,404
ASSESSED VALUE		201,301
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,890
TOTAL JUST VALUE		558,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008970	CARPORT	14,358	07/09/2021
B25308	ADDITION	6,031	11/01/2011
B24353	ADDITION	14,266	02/01/2011
B17939	NEW CONSTR	215,000	09/01/2006
C17939	CO ISSUED	0	01/01/2006
B18471	GARAGE	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/1152	3/28/2006	WD	Q	V		103,500

GRANTOR: GREEN DONALD T

GRANTEE: GUIDRY PATRICK J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 PTO=[YR=2006] N12 E11 S12 W11 $ W47 USP=[YR=2006] N12 E47 S12 W47 $ W16 S19 FGR=[YR=2006] E18 S4 E5 S10 S7 S2 W23 N23 $ E18 S4 E5 S10 FOP=[YR=2006] S7 E51 N7 W51 $ E51 N33 $.

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	2006	2006	3	88	3,080	
3	0351	CARPORT MT	0	100	40	18	720.00	SF	5.90	5.90	100	2011	2011	3	40	1,699	
4	0351	CARPORT MT	0	100	0	0	312.00	SF	10.00	10.00	100	2011	2011	3	40	1,248	
5	0351	CARPORT MT	0	100	14	40	560.00	SF	5.90	5.90	100	2021	2021	3	86	2,841	

LAND DESCRIPTION

TOTAL OB/XF 8,868

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	530.00	530.00	1,749							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	170.00	170.00	416							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.75	AC		1.00	1.00	1.00	25,000.00	25,000.00	143,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.75 Total Land Value: 27,165 Market: 143,750 Agricultural: 2,165 Common: 25,000 PRINTED 07/09/2026 BY SYS

PT OF SW1/4
IN OR 1399/1152
ESMT OR 1429/1223

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

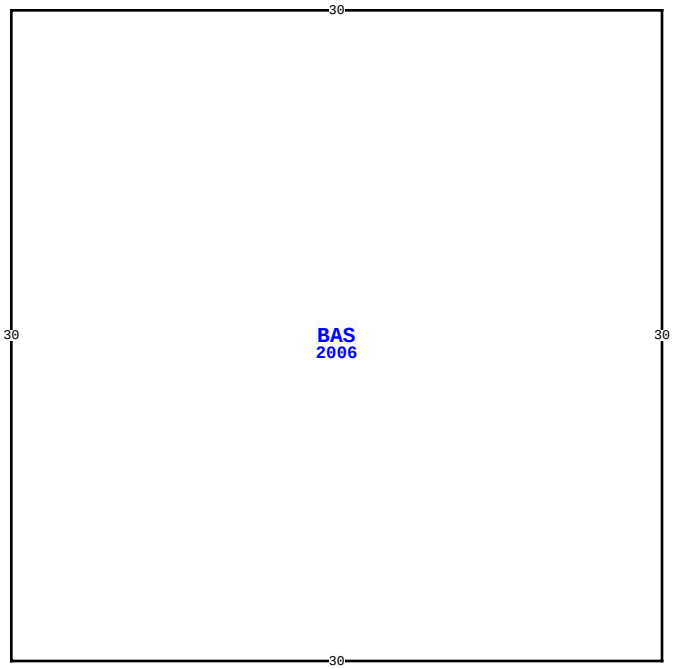
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2006	900	15,695
TOTALS	900			900	15,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	24.22	21,798	2006	2006	0	0	0	28.00	72.00

2 GARAGE RES 100% - 2007 Heated Area: 900 HX Base Yr 2007



46098 TRANQUIL PL, CALLAHAN

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GRANTOR: GREEN DONALD T
GRANTEE: GUIDRY PATRICK J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S30 E30 N30 $.

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

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.75 Total Land Value: 27,165 Market: 143,750 Agricultural: 2,165 Common: 25,000 PRINTED 07/09/2026 BY SYS