LOT 4
IN OR 1838/1957
EAST GRAY GABLES SUB PB 2/50

ROWELL DORIS C
540998 US HWY 1
CALLAHAN, FL 32011

2026

04-1N-25-2760-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

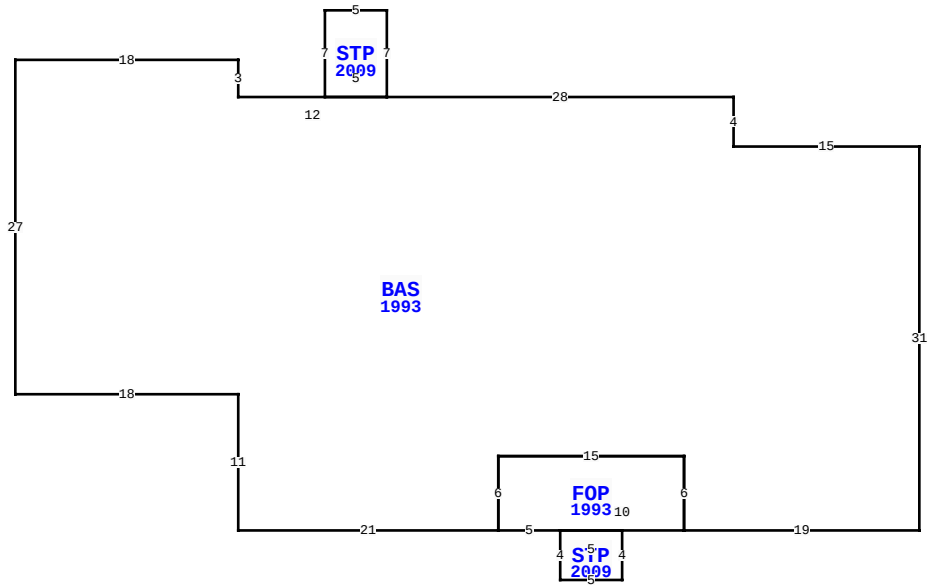
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8028.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	1993	2,261	160,268
FOP	90	30	1993	27	1,914
STP	20	10	2009	2	142
STP	35	10	2009	4	284
TOTALS	2,406			2,294	162,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	99.4700	104.44	239,585	1950	1970	0	0	0	32.13	67.87

1 SINGLE FAM 100% - 2013 Heated Area: 2261 HX Base Yr



540998 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		162,606
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		242,606
SOH/AGL Deduction		10,283
ASSESSED VALUE		232,323
TOTAL EXEMPTION VALUE	13	232,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		242,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/1957	2/05/2013	WD	U	I	30	57,500
GRANTOR: ROWELL AVERY L						
GRANTEE: ROWELL AVERY L & DO						
1826/1452	11/21/2012	WD	Q	I	02	115,000
GRANTOR: BLINSON CYNTHIA H						
GRANTEE: ROWELL AVERY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N4 W28 STP=[YR=2009] N7 W5 S7 E5$ W12 N3 W18 S27 E18 S11 E21 FOP=[YR=1993] E5 STP=[YR=2009] S4 E5 N4 W5$ E10 N6 W15 S6$ N6 E15 S6 E19 N31$.

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
1	000100	C	RES	100		RM	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS