IN OR 2831/584
(EX DB 235 PG 380)

WOODLE TYLER & MARANDA
540485 US HWY 1
CALLAHAN, FL 32011

2026

10-1N-25-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

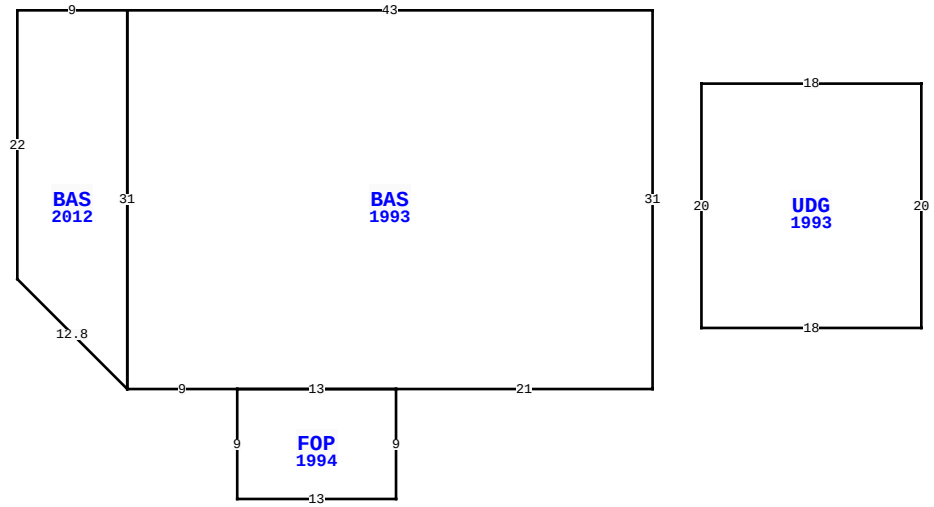
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,333	100	1993	1,333	157,064
BAS	239	100	2012	239	28,161
FOP	117	30	1994	35	4,124
UDG	360	55	1993	198	23,330
TOTALS	2,049			1,805	212,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	105.3000	146.37	264,198	1956	1986	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2026 Heated Area: 1572 HX Base Yr 2026



540485 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		212,679
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		262,679
SOH/AGL Deduction		0
ASSESSED VALUE		262,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,268
TOTAL JUST VALUE		262,679
NCON VALUE		115,227
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/584	11/21/2025	WD	Q	I	01	300,000
GRANTOR: JAX CASH HOME SOLUTIO						
GRANTEE: WOODLE TYLER & MARA						
2744/1000	10/17/2024	WD	U	I	37	70,000
GRANTOR: BOWEN JERRA NEELY						
GRANTEE: JAX CASH HOME SOLUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W43 S31 E9 E13 E21 N31 $
UDG=[YR=1993;ORIG=4,26] E18 N20 W18 S20 $
BAS=[YR=2012;ORIG=-43,0] W9 S22 D9R9 N31 $
FOP=[YR=1994;ORIG=-34,31] S9 E13 N9 W13 $
PTR=[ORIG=0,0] E25 W25 $
.

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/21/2025 BY KBA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS