PT LOTS 53 59 & 60 OF
SEC 11-1N-24E & PT LOT 70 OF
SEC 14-1N-24E & PT ABND R/W BY

WILLIAMS OLIVIA/WILLIAMS DAVID K JR & BETH
34132 TABBY CT
CALLAHAN, FL 32011

2026

11-1N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

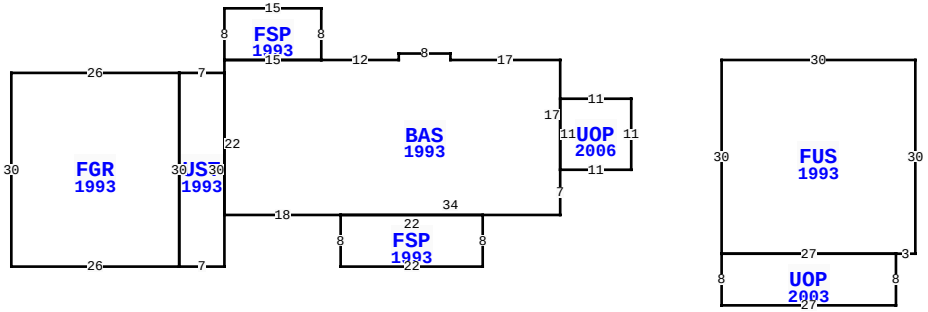
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	1993	1,256	106,452
FGR	780	55	1993	429	36,360
FSP	120	40	1993	48	4,068
FSP	176	40	1993	70	5,933
FUS	900	100	1993	900	76,279
UOP	216	20	2003	43	3,644
UOP	121	20	2006	24	2,034
UST	210	45	1993	94	7,967
TOTALS	3,779			2,864	242,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,864	101.5341	106.61	305,331	1984	1984	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2024 Heated Area: 2156 HX Base Yr 2024



34132 TABBY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,738
TOTAL MARKET OB/XF VALUE		6,790
TOTAL LAND VALUE - MARKET		119,970
TOTAL MARKET VALUE		369,498
SOH/AGL Deduction		16,504
ASSESSED VALUE		352,994
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,583
TOTAL JUST VALUE		369,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008992	MH MOVE-ON	0	07/09/2021
R002252	REPAIR/RRF	1,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2493/1551	8/31/2021	WD	Q	I	01	236,900
GRANTOR: SCHILLING FAMILY REV						
GRANTEE: WILLIAMS OLIVIA & D						
2481/1282	7/22/2021	WD	U	I	11	100
GRANTOR: SCHILLING JOHN J ET A						
GRANTEE: SCHILLING JOHN J ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N1 W8 S1 W12 FSP=[YR=1993] N8 W15 S8
E15$W15S2 UST=[YR=1993] W7 FGR=[YR=1993] W26 S30 E26 N30$ S30
E7 N30$ S22 E18 FSP=[YR=1993] S8 E22 N8 W22$ E34 N7
UOP=[YR=2006] E11 N11 W11 S11$ N17$ PTR=E25 FUS=[YR=1993]
E30 S30 W3 UOP=[YR=2003] S8 W27 N8 E27 $ W27 N30 $ 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
3	0200	BARN WD 0-	0	100	32	35	1,120.00	SF	20.00	20.00	100	1996	1996	3	20	4,480	
4	0681	POLE SHED	0	100	13	13	169.00	SF	15.00	15.00	100	1996	1996	3	20	507	

LAND DESCRIPTION

TOTAL OB/XF 6,790

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	4.24	AC		1.00	1.00	1.00	28,000.00	28,000.00	118,720							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.74 Total Land Value: 119,970 Market: 0 Agricultural: 0 Common: 119,970 PRINTED 07/09/2026 BY SYS