LOT 1240 & PT LOT 1251
BEING PARCEL"1" IN OR 2407/48
PT OR 1872/920 MINERAL RIGHTS

LINDSEY JAMES & CHARLEE
33282 RUSTIC CYPRESS TRAIL
CALLAHAN, FL 32011

2026

15-1N-24-2180-1240-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

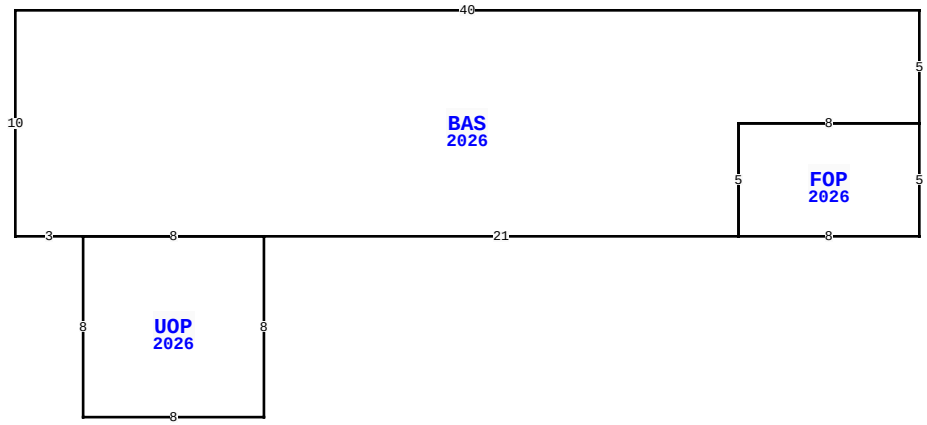
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2026	360	24,170
FOP	40	30	2026	12	806
UOP	64	20	2026	13	873
TOTALS	464			385	25,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	385	119.9000	67.14	25,849	2024	2024	0	0	0	0.00	100.00

1 ACCESORY U 0% - 2026 Heated Area: 360 HX Base Yr



33346 RUSTIC CYPRESS TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	59,811
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	191,420
TOTAL MARKET VALUE	263,231
SOH/AGL Deduction	0
ASSESSED VALUE	263,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,231
TOTAL JUST VALUE	263,231
NCON VALUE	37,849
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006924	30 X 60 BARN WITH	0	06/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0048	10/05/2020	SW	U	V	37	46,200
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: LINDSEY JAMES & CHA						
2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,20] E40 S5 W8 S5 W21 W8 W3 N10 $
FOP=[YR=2026;ORIG=72,25] S5 E8 N5 W8 $
UOP=[YR=2026;ORIG=43,30] E8 S8 W8 N8 $
.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2024	03	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2024	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0		OR	0.00	0.00	11.26	AC		1.00	1.00	1.00	17,000.00	17,000.00	191,420							

REVIEW DATE 01/03/2025 BY WWA Total Acres: 11.26 Total Land Value: 191,420 Market: 0 Agricultural: 0 Common: 191,420 PRINTED 07/09/2026 BY SYS

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2026

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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	05	STEEL 100
Quality	06	Quality Level 06

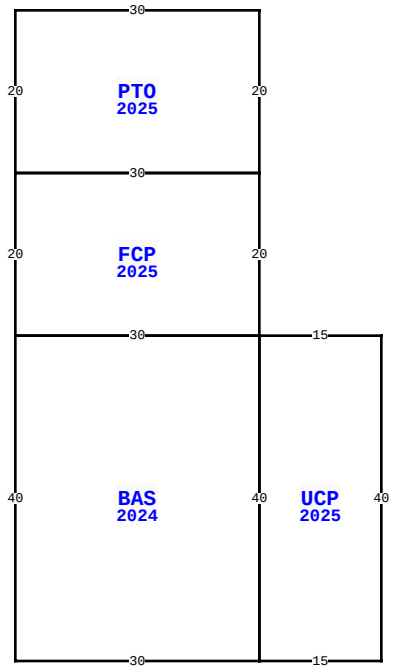
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	27,170
FCP	600	25	2025	150	3,397
PTO	600	5	2025	30	679
UCP	600	20	2025	120	2,717
TOTALS	3,000			1,500	33,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	22.87	34,305	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2025 Heated Area: 1200 HX Base Yr



33346 RUSTIC CYPRESS TR, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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2283/1392	5/31/2019	MS	U	V	11	0
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: RAYONIER FOREST RES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,25] E30 S40 W30 N40 $
FCP=[YR=2025;ORIG=50,5] E30 S20 W30 N20 $
PTO=[YR=2025;ORIG=50,-15] E30 S20 W30 N20 $
UCP=[YR=2025;ORIG=80,25] E15 S40 W15 N40 $
.

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 01/03/2025 BY WWA Total Acres: 11.26 Total Land Value: 191,420 Market: 0 Agricultural: 0 Common: 191,420 PRINTED 07/09/2026 BY SYS