

LEWIN KAREN RENAE
55258 THOMAS RD
CALLAHAN, FL 32011

15-2N-25-0000-0001-0240

NASSAU COUNTY PROPERTY								PAGE 1 of 1
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE						299,864		
TOTAL MARKET OB/XF VALUE						1,980		
TOTAL LAND VALUE - MARKET						146,188		
TOTAL MARKET VALUE						335,020		
SOH/AGL Deduction						55,198		
ASSESSED VALUE						279,822		
TOTAL EXEMPTION VALUE HX HB						51,411		
BASE TAXABLE VALUE						228,411		
TOTAL JUST VALUE						448,032		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						434,114		
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
C23-05695		CO				11/20/2023		
B2305695		SFR		331,329		05/02/2023		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/472		2/02/2025		QC	U	I	11	100
GRANTOR: LEWIN JEFFERY LEE								
GRANTEE: LEWIN KAREN RENAE								
2581/0763		7/21/2022		TD	Q	V	03	300,000
GRANTOR: THOMAS FAMILY TRUST								
GRANTEE: LEWIN KAREN RENAE &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2024;ORIG=20,10] E24 S3 S8 E12 S2 E17 N3 E3 E10 S21 W10 S7 W32 N7 W8 S2 W16 N33 \$								
FOP=[YR=2024;ORIG=44,54] N6 E32 S6 W12 W8 W12 \$								
STR=[YR=2024;ORIG=56,54] E8 S3 W8 N3 \$								
FCP=[YR=2024;ORIG=20,10] E24 N15 W24 S15 \$								
FOP=[YR=2024;ORIG=76,13] S7 W3 S3 W17 N2 W12 N8 E12 E8 E12 \$								
STR=[YR=2024;ORIG=56,10] E8 S3 W8 N3 \$								