PT OR 1640/669 BEING PARCELS 1,
& N'LY 243FT OF PARCEL 3

THE DOMINIQUE L HAAG & VENEISHA HAAG JOINT LVG TRU
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2026

19-1N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

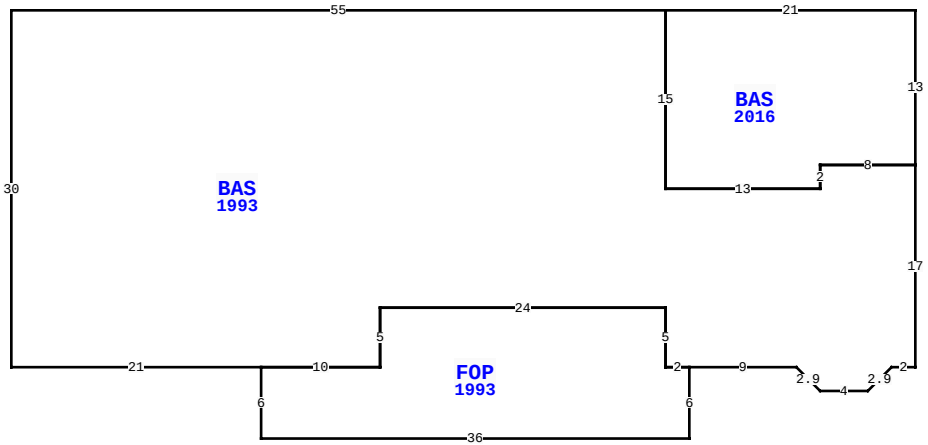
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1993	1,873	425,976
BAS	299	100	2016	299	68,001
FOP	336	30	1993	101	22,971
TOTALS	2,508			2,273	516,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,273	148.1172	245.87	558,863	1993	2015	0	0	0	7.50	92.50

1 SFR CUST 100% - 2009 Heated Area: 2172 HX Base Yr 2009



43201 MOSSY BRANCH, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/24/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		777,200
TOTAL MARKET OB/XF VALUE		63,529
TOTAL LAND VALUE - MARKET		261,940
TOTAL MARKET VALUE		991,163
SOH/AGL Deduction		394,059
ASSESSED VALUE		597,104
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		540,693
TOTAL JUST VALUE		1,102,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,193,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004776	REPAIR/RRF	13,800	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1640/0669	9/22/2009	QC	U	I	11	100
GRANTOR: HAAG DOMINIQUE L & VE						
GRANTEE: HAAG DOMONIQUE L &						
1591/1571	11/03/2008	WD	Q	I	01	700,000
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: HAAG DOMINIQUE & VE						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
2	0681	POLE SHED	0	100	21	13	273.00	SF	15.00	15.00	100	1992	1992	3	20	819	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	
12	0350	CARPORT WD	0	100	8	12	96.00	SF	13.00	13.00	100	2002	2002	3	20	250	
13	0300	BOAT DCK W	0	100	12	16	192.00	SF	40.00	40.00	100	2002	2002	3	28	2,150	
14	0200	BARN WD 0-	0	100	49	35	1,715.00	SF	20.00	20.00	100	2024	1965	03	20	6,860	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-21,0] W55 S30 E21 E10 N5 E24 S5 E2 E9 D2R2 E4 U2R2 E2 N17 W8 S2 W13 N15 $
FOP=[YR=1993;ORIG=-55,30] S6 E36 N6 W2 N5 W24 S5 W10 $
BAS=[YR=2016;ORIG=0,0] W21 S15 E13 N2 E8 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 63,529

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	009900	C	ACREAGE NON-	100		OR	0.00	0.00	9.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,710							
3	009605	C	WETLANDS	100		OR	0.00	0.00	18.40	AC		1.00	1.00	1.00	1,000.00	1,000.00	18,400							
4	006005	A	PASTURE - GR	0		OR	0.00	0.00	4.39	AC		1.00	1.00	1.00	370.00	370.00	1,624							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.54	AC		1.00	1.00	1.00	170.00	170.00	262							
6	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.60	AC		1.00	1.00	1.00	530.00	530.00	2,438							

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.54 Total Land Value: 150,434 Market: 115,830 Agricultural: 4,324 Common: 146,110 PRINTED 07/09/2026 BY SYS

PT OR 1640/669 BEING PARCELS 1,
& N'LY 243FT OF PARCEL 3

THE DOMINIQUE L HAAG & VENEISHA HAAG JOINT LVG TRU
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2026

19-1N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 5500 TIMBERLAND 80-89

MAP NUM | MKT AREA 08

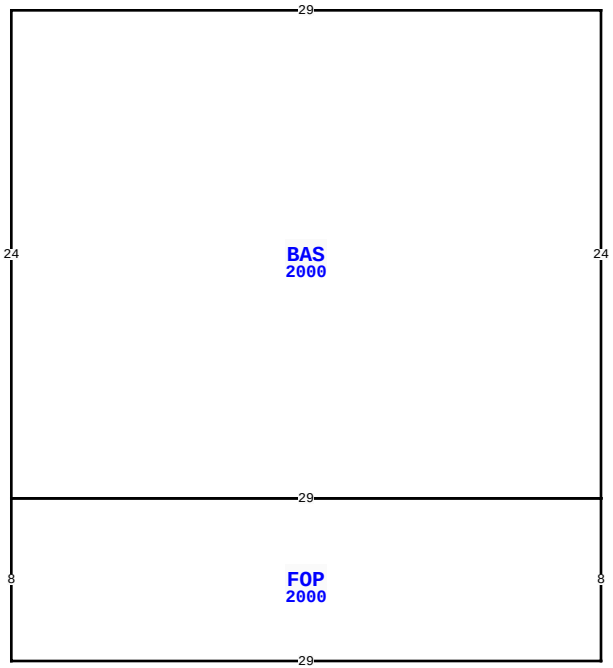
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	2000	696	46,591
FOP	232	30	2000	70	4,686
TOTALS	928			766	51,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	766	147.1195	82.39	63,111	2000	2000	0	0	0	18.75	81.25

2 ACCESORY U 100% - 2009 Heated Area: 696 HX Base Yr 2009



43201 MOSSY BRANCH, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/24/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		777,200
TOTAL MARKET OB/XF VALUE		63,529
TOTAL LAND VALUE - MARKET		261,940
TOTAL MARKET VALUE		991,163
SOH/AGL Deduction		394,059
ASSESSED VALUE		597,104
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		540,693
TOTAL JUST VALUE		1,102,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,193,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1640/0669	9/22/2009	QC	U	I	11	100
GRANTOR: HAAG DOMINIQUE L & VE						
GRANTEE: HAAG DOMONIQUE L &						
1591/1571	11/03/2008	WD	Q	I	01	700,000
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: HAAG DOMINIQUE & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W29 S24 FOP=[YR=2000] S8 E29 N8 W29$ E29 N24$.

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
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.53	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,830							

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43201 MOSSY BRANCH
CALLAHAN, FL 32011

2026

19-1N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

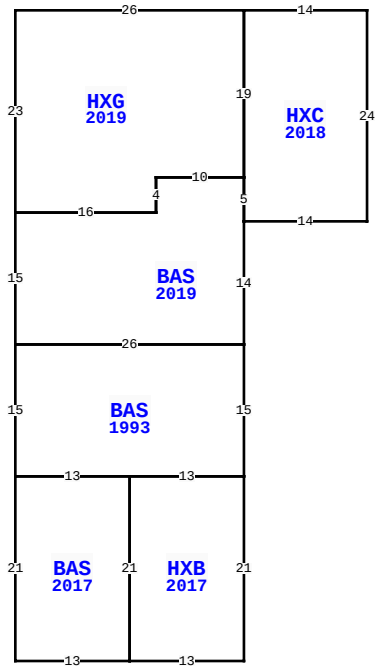
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5500	TIMBERLAND 80-89
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	390	100	1993	390	46,386
BAS	273	100	2017	273	32,470
BAS	430	100	2019	430	51,143
HXB	273	100	2017	273	32,470
HXC	336	25	2018	84	9,991
HXG	558	55	2019	307	36,514
TOTALS	2,260			1,757	208,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,757	121.8000	127.89	224,703	1989	2010	0	0	0	7.00	93.00

4 SINGLE FAM 0% - 2009 Heated Area: 1366 HX Base Yr 2009



43201 MOSSY BRANCH, CALLAHAN

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
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GRANTOR: HAAG DOMINIQUE L & VE						
GRANTEE: HAAG DOMONIQUE L &						
1591/1571	11/03/2008	WD	Q	I	01	700,000
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: HAAG DOMINIQUE & VE						

BUILDING NOTES

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

BUILDING DIMENSIONS

HXG=[YR=2019;ORIG=-14,0] W26 S23 E16 N4 E10 N19 $
BAS=[YR=2017;ORIG=-40,53] S21 E13 N21 W13 $
BAS=[YR=1993;ORIG=-40,38] S15 E13 E13 N15 W26 $
HXC=[YR=2018;ORIG=0,0] W14 S19 S5 E14 N24 $
BAS=[YR=2019;ORIG=-40,38] E26 N14 N5 W10 S4 W16 S15 $
HXB=[YR=2017;ORIG=-27,53] E13 S21 W13 N21 $
.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.54 Total Land Value: 150,434 Market: 115,830 Agricultural: 4,324 Common: 146,110 PRINTED 07/09/2026 BY SYS