PT OF W1/2 OF SW1/4 OF NW1/4
IN OR 2841/1417
ESMT IN OR 2752/998

CHAN MING CHI & REBECCA P
43059 PEARL LANE
CALLAHAN, FL 32011

2026

20-1N-25-0000-0004-0060

BUILDING CHARACTERISTICS

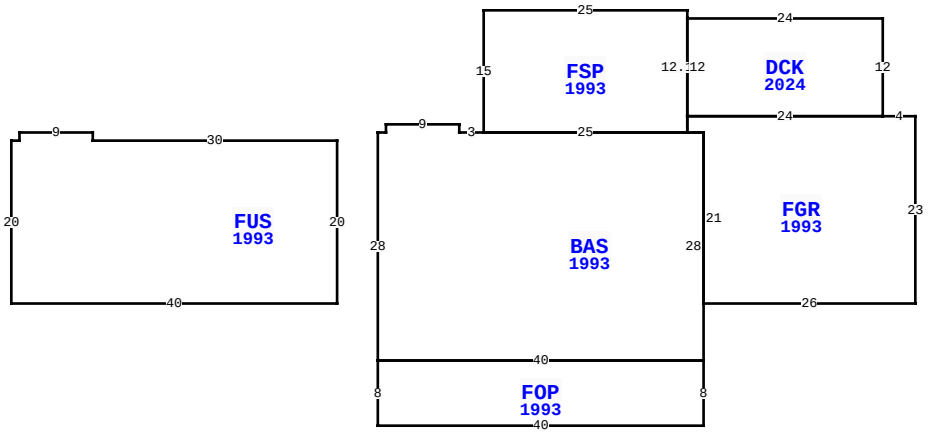
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,129	100	1993	1,129	93,437
DCK	288	10	2024	29	2,400
FGR	602	55	1993	331	27,394
FOP	320	30	1993	96	7,945
FSP	375	40	1993	150	12,414
FUS	809	100	1993	809	66,954
TOTALS	3,523			2,544	210,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,544	105.6000	110.88	282,079	1986	1986	0	0	0	25.36	74.64

1 SINGLE FAM 100% - 2019 Heated Area: 1938 HX Base Yr 2019



43059 PEARL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	210,544
TOTAL MARKET OB/XF VALUE	6,849
TOTAL LAND VALUE - MARKET	113,050
TOTAL MARKET VALUE	330,443
SOH/AGL Deduction	65,817
ASSESSED VALUE	264,626
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	213,215
TOTAL JUST VALUE	330,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/1417	1/16/2026	WD	Q	I	01	355,000
GRANTOR: TUBBS KEVIN M						
GRANTEE: CHAN MING CHI & REB						
2344/1382	2/01/2020	QC	U	I	11	124,100
GRANTOR: TUBBS KEVIN & JESSICA						
GRANTEE: TUBBS KEVIN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,2] W25 W3 N1 W9 S1 W1 S28 E40 N28 W2 $
FUS=[YR=1993;ORIG=-111,3] E1 N1 E9 S1 E30 S20 W40 N20 $
FGR=[YR=1993;ORIG=0,0] W4 W24 S2 E2 S21 E26 N23 $
FSP=[YR=1993;ORIG=-28,2] N2 N12.1 N0.11 W25 S15 E25 $
FOP=[YR=1993;ORIG=-66,30] S8 E40 N8 W40 $
DCK=[YR=2024;ORIG=-28,0] E24 N12 W24 S12 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	03	56	1,120	
4	0680	POLE SHED	0	100	28	22	616.00	SF	10.00	10.00	100	2024	2022	03	93	5,729	

LAND DESCRIPTION

TOTAL OB/XF 6,849

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	0006	OR	0.00	0.00	3.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	113,050							

REVIEW DATE 01/22/2024 BY KWA Total Acres: 3.23 Total Land Value: 113,050 Market: 0 Agricultural: 0 Common: 113,050 PRINTED 07/09/2026 BY SYS