

LOT 1267
IN OR 2088/1278
ESMT OR 1521/290 & OR 2789/21

TOLLINCHI NANCY & TAMMATHA L
PO BOX 1298
CALLAHAN, FL 32011

2026

23-1N-24-2180-1267-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

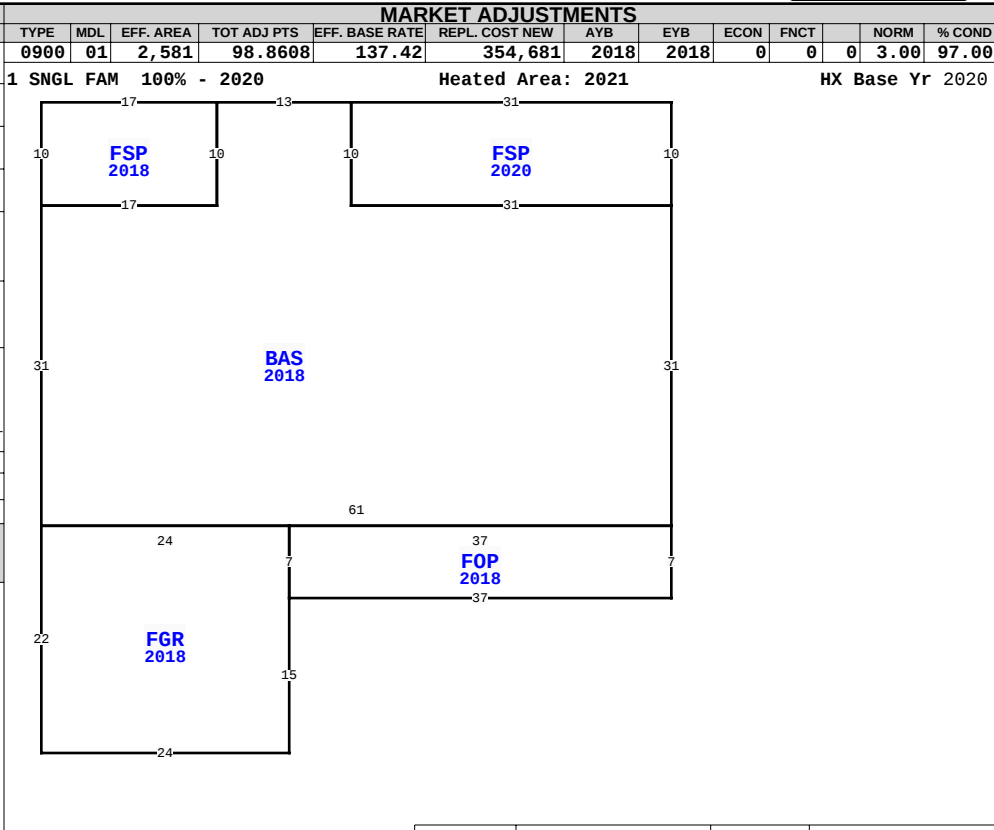
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,021	100	2018	2,021	269,394
FGR	528	55	2018	290	38,656
FOP	259	30	2018	78	10,397
FSP	170	40	2018	68	9,065
FSP	310	40	2020	124	16,529

TOTALS	3,288			2,581	344,041
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0200	BARN WD 0-	0	100	36	40	1,440.00	SF	20.00
3	0681	POLE SHED	0	100	36	16	576.00	SF	15.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	8.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00

REVIEW DATE	11/24/2025	BY	WW
-------------	------------	----	----



33221 CRIPPLE HORSE TR, CALLAHAN	BLD DATE		LGL DATE	05/09/2025	MLU
	XF DATE		LAND DATE	01/30/2025	KBA
	INC DATE		AG DATE		

TOTAL OB/XF									
68,202									

Total Acres: 10.00	Total Land Value: 42,240	Market: 152,000	Agricultural: 4,240	Common: 38,000
--------------------	--------------------------	-----------------	---------------------	----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		372,586	
TOTAL MARKET OB/XF VALUE		68,202	
TOTAL LAND VALUE - MARKET		190,000	
TOTAL MARKET VALUE		483,028	
SOH/AGL Deduction		84,437	
ASSESSED VALUE		398,591	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		347,180	
TOTAL JUST VALUE		630,788	
NCON VALUE		28,545	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004003	METAL BUILDING	79,440	04/16/2025
20012518	SWIM POOL	70,000	12/15/2020
18003966	CO ISSUED	0	04/19/2018
17006320	NEW CONSTR	274,532	10/10/2017
E20436	ELEC OTHER	1,500	01/01/2008
B19434	ADDITION	0	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1278	12/13/2016	WD	Q	I	01	130,000	
GRANTOR: GAVIN GERALD & DENISE							
GRANTEE: TOLLINCHI NANCY & T							
1803/0784	6/28/2012	WD	U	I	11	100	
GRANTOR: INTERNATIONAL PAPER R							
GRANTEE: WOOTEN THOMAS & OLI							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2020] W31 BAS=[YR=2018] W13 FSP=[YR=2018] W17 S10 E17 N10\$ S10 W17 S31 FGR=[YR=2018] S22 E24 N15 FOP=[YR=2018] E37 N7 W37 S7\$ N7 W24\$ E61 N31 W31 N10\$ S10 E31 N10\$.									

LOT 1267
IN OR 2088/1278
ESMT OR 1521/290 & OR 2789/21

TOLLINCHI NANCY & TAMMATHA L
PO BOX 1298
CALLAHAN, FL 32011

2026

23-1N-24-2180-1267-0000



BUILDING CHARACTERISTICS					
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	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	1,200	100	2026	1,200	28,239
UOP	64	20	2026	13	306
TOTALS	1,264			1,213	28,545

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,213	60.9500	23.77	28,833	2025	2025	0	0	0	1.00
99.00											
2 GARAGE RES 100% - 2026											
Heated Area: 1200											
HX Base Yr 2020											
30 32 40 30 8											