BLK 4 PT OF LOT 5
IN OR 2303/127 & ESMT IN
OR 550/836

CLARK RONALD & ROBBIN
PO BOX 1353
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0053

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

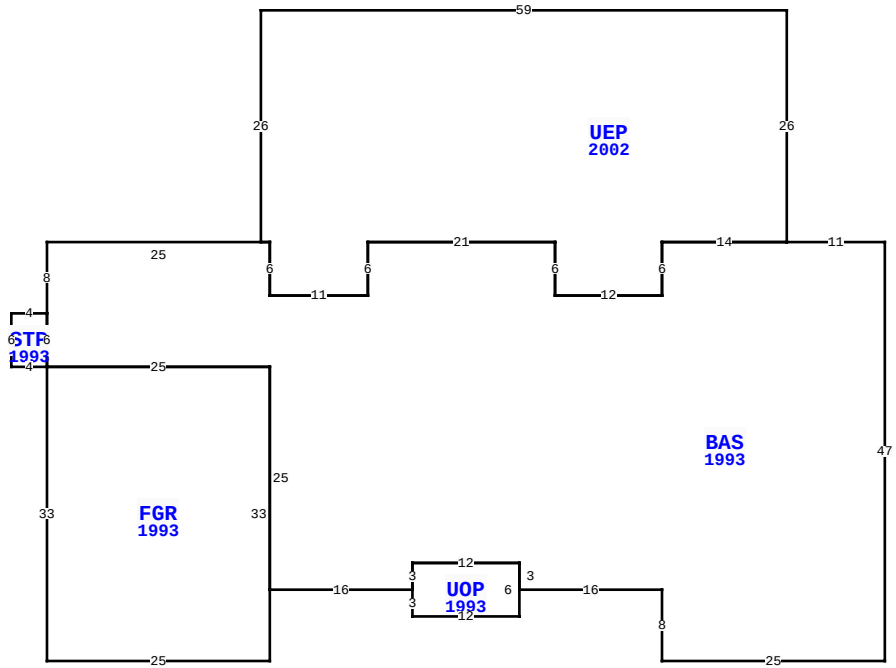
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	3,067	100	1993	3,067	234,194
FGR	825	55	1993	454	34,667
STP	24	10	1993	2	153
UEP	1,672	60	2002	1,003	76,588
UOP	72	20	1993	14	1,069
TOTALS	5,660			4,540	346,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,540	98.0056	102.91	467,211	1989	1989	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2017 Heated Area: 3067 HX Base Yr 2017



43001 EGGER PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		346,671
TOTAL MARKET OB/XF VALUE		35,552
TOTAL LAND VALUE - MARKET		104,440
TOTAL MARKET VALUE		486,663
SOH/AGL Deduction		144,013
ASSESSED VALUE		342,650
TOTAL EXEMPTION VALUE	HX HB DX SX	106,411
BASE TAXABLE VALUE		236,239
TOTAL JUST VALUE		486,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023737	MH MOVE-ON	0	01/01/2002
5571	NEW CONSTR	4,500	12/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/0127	9/10/2019	QC	U	I	11	100
GRANTOR: CALLAHAN RODNEY						
GRANTEE: CLARK RONALD & ROBB						
2200/1726	5/23/2018	FJ	U	I	11	0
GRANTOR: CALLAHAN JAMES FLEMIN						
GRANTEE: CLARK ROBBIN & RODN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UEP=[YR=2002] N26 W59 S26 E1 S6 E11 N6 E21 S6 E12 N6 E14 $ W14 S6 W12 N6 W21 S6 W11 N6 W25 S8 STP=[YR=1993] W4 S6 E4 FGR=[YR=1993] S33 E25 N33 W25 $ N6 $ S6 E25 S25 E16 UOP=[YR=1993] S3 E12 N6 W12 S3 $ N3 E12 S3 E16 S8 E25 N47 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	62	1,240	
3	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1991	1991	3	57	20,520	
4	0511	GARAGE CB-	0	100	20	15	300.00	SF	40.00	40.00	100	1991	1991	3	57	6,840	
7	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1991	1991	3	20	40	
12	0300	BOAT DCK W	0	100	0	0	264.00	SF	40.00	40.00	100	2011	2011	3	56	5,914	
13	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2011	2011	3	40	998	

LAND DESCRIPTION

TOTAL OB/XF 35,552

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	0007	OR	0.00	0.00	3.73	AC		1.00	1.00	1.00	28,000.00	28,000.00	104,440							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.73 Total Land Value: 104,440 Market: 0 Agricultural: 0 Common: 104,440 PRINTED 07/09/2026 BY SYS