BLOCK 4 PT OF LOT 12 (S-2) &
PT OF LOT 13 (S-1) &
PT OF LOT 14 (S-1)

RICHMOND HOMER LEE
PO BOX 1515
CALLAHAN, FL 32011-1515

2026

24-1N-24-0750-0004-0122

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

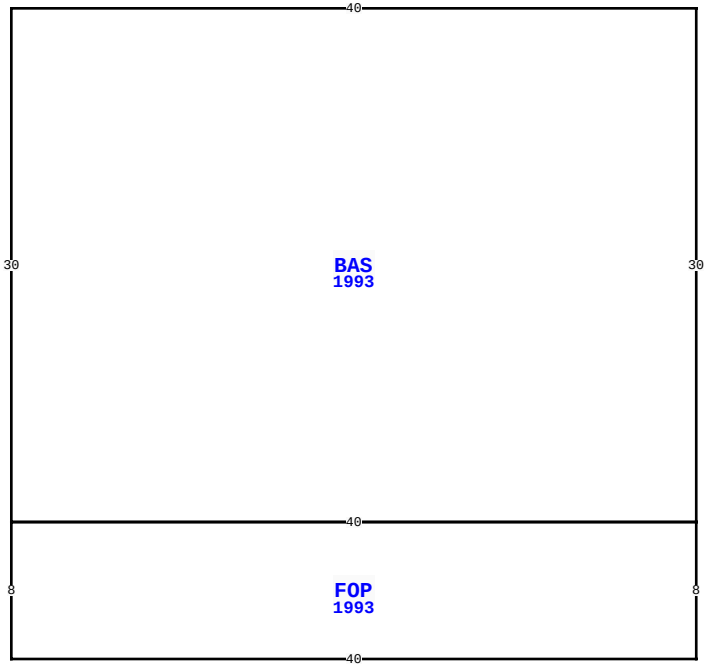
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	124,449
FOP	320	30	1993	96	9,956
TOTALS	1,520			1,296	134,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,296	117.9360	123.83	160,484	1989	1989	0	0	0	16.25	83.75

1 SINGLE FAM 100% - 0 Heated Area: 1200 HX Base Yr



43002 RICHMOND LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,599
TOTAL MARKET OB/XF VALUE		29,907
TOTAL LAND VALUE - MARKET		247,180
TOTAL MARKET VALUE		446,686
SOH/AGL Deduction		200,372
ASSESSED VALUE		246,314
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,903
TOTAL JUST VALUE		446,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514243	REPAIR/RRF	9,000	01/31/2015
B00	CARPORT	0	05/01/2000
B996398	CARPORT	4,536	08/01/1999
B985369	CARPORT	4,536	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/0609	6/27/2001	QC	U	I	07	100
GRANTOR: RICHMOND JANET &						
GRANTEE: RICHMOND HOMER LEE						
0994/0607	6/27/2001	QC	U	V	07	100
GRANTOR: SHEPPARD MADGE MIMS						
GRANTEE: RICHMOND HOMER L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 FOP=[YR=1993] S8 E40 N8 W40$E40 N30$.

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	0510	GARAGE WD-	0	100	35	25	875.00	SF	35.00	35.00	100	1988	1988	3	20	6,125	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
4	1242	WD DECK A	0	100	0	0	530.00	SF	10.00	10.00	100	1990	1990	3	20	1,060	
5	0350	CARPORT WD	0	100	15	12	180.00	SF	13.00	13.00	100	1990	1990	3	20	468	
7	0510	GARAGE WD-	0	100	51	40	2,040.00	SF	35.00	35.00	100	2000	2000	3	26	18,564	
8	0351	CARPORT MT	0	100	40	19	760.00	SF	10.00	10.00	100	2000	2000	3	20	1,520	

LAND DESCRIPTION

TOTAL OB/XF 29,907

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	14.54	AC		1.00	1.00	1.00	17,000.00	17,000.00	247,180							

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.54 Total Land Value: 247,180 Market: 0 Agricultural: 0 Common: 247,180 PRINTED 07/09/2026 BY SYS

BLOCK 4 PT OF LOT 12 (S-2) &
PT OF LOT 13 (S-1) &
PT OF LOT 14 (S-1)

RICHMOND HOMER LEE
PO BOX 1515
CALLAHAN, FL 32011-1515

2026

24-1N-24-0750-0004-0122

BUILDING CHARACTERISTICS

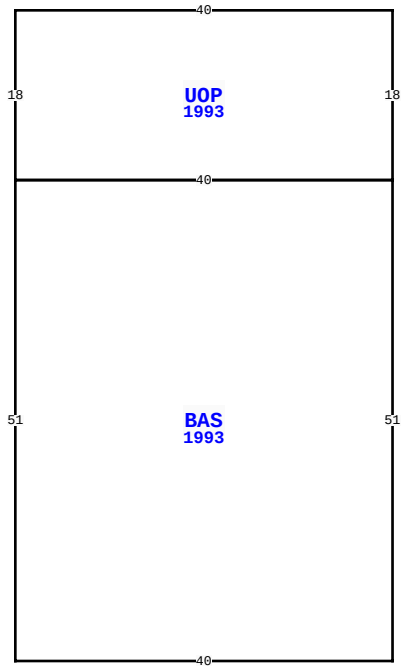
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	2,040	100	1993	2,040	31,824
UOP	720	30	1993	216	3,370
TOTALS	2,760			2,256	35,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	2,256	65.6880	31.20	70,387	1993	1993	0	0	0	50.00	50.00

2 PREFAB MTL 100% - 0 Heated Area: 2040 HX Base Yr



43002 RICHMOND LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0994/0607	6/27/2001	QC	U	V	07	100
GRANTOR: SHEPPARD MADGE MIMS						
GRANTEE: RICHMOND HOMER L &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W40 S18 BAS=[YR=1993] S51 E40 N51 W40$ E40 N18$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.54 Total Land Value: 247,180 Market: 0 Agricultural: 0 Common: 247,180 PRINTED 07/09/2026 BY SYS