

BLOCK 4 LOT 17
IN OR 2516/725
PT IN SECS 19-1N-25 & 30-1N-25

EASTERDAY DAVID SCOTT & IRIS
43075 CHEROKEE TRL
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 50
Roof Cover	14	STAND SEAM 50
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	06	DIST 1D 100

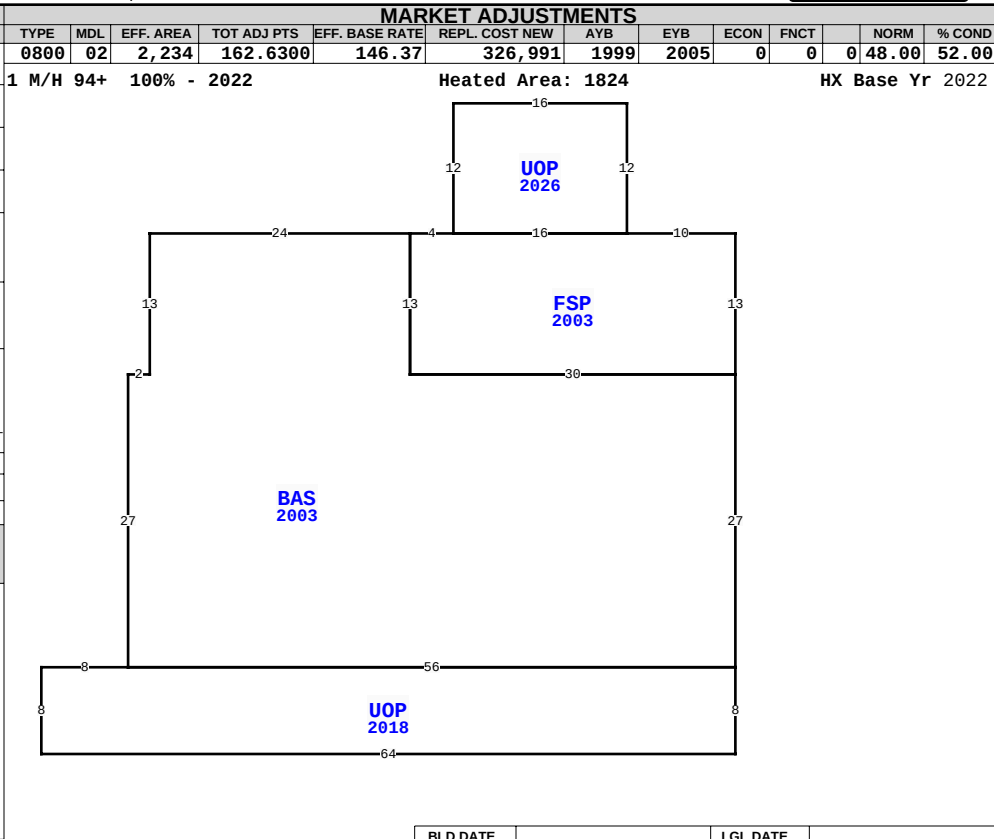
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	2003	1,824	138,829
FSP	390	60	2003	234	17,811
UOP	512	25	2018	128	9,742
UOP	192	25	2026	48	3,654
TOTALS	2,918			2,234	170,035

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0510	GARAGE WD-	0	100	20	18	360.00	SF 35.00	35.00
4	0300	BOAT DCK W	0	100	14	10	140.00	SF 40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	4.80

REVIEW DATE 01/01/2023 BY CD



43075 CHEROKEE TRL, CALLAHAN										05/15/2026		MLU	
										LAND DATE			
										AG DATE			

TOTAL OB/XF									
11,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	4.80

Total Acres: 4.80 Total Land Value: 134,400 Market: 0 Agricultural: 0 Common: 134,400

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				177,753			
TOTAL MARKET OB/XF VALUE				11,200			
TOTAL LAND VALUE - MARKET				134,400			
TOTAL MARKET VALUE				323,353			
SOH/AGL Deduction				106,560			
ASSESSED VALUE				216,793			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				165,382			
TOTAL JUST VALUE				323,353			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				325,199			
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BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003;ORIG=-30,0] W24 S13 W2 S27 E56 N27 W30 N13 \$									
UOP=[YR=2018;ORIG=-56,40] W8 S8 E64 N8 W56 \$									
FSP=[YR=2003;ORIG=0,0] W10 W16 W4 S13 E30 N13 \$									
UOP=[YR=2026;ORIG=-26,0] E16 N12 W16 S12 \$									

PRINTED 07/09/2026 BY SYS

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