PT OF SW1/4 OF NW1/4 OF NE1/4
OF SEC 24-2N-24 IN
OR 2564-459

STRONG LATROY & KATRICE
45148 MARIGOLD LN
CALLAHAN, FL 32011

2026

24-2N-24-0000-0005-0020

BUILDING CHARACTERISTICS

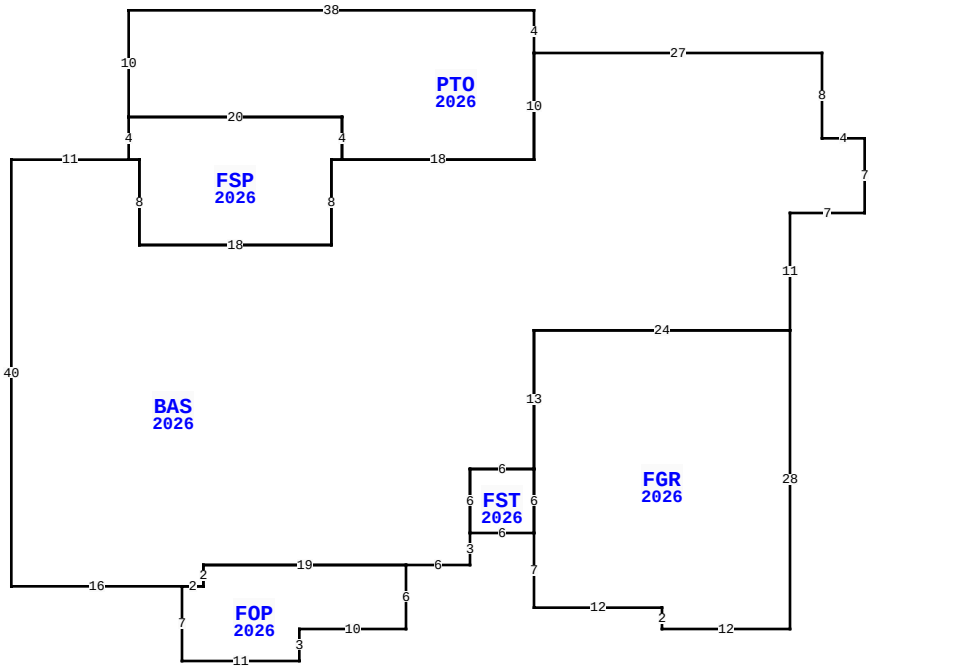
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2026	2,397	370,289
FGR	648	55	2026	356	54,995
FOP	155	30	2026	46	7,106
FSP	224	40	2026	90	13,903
FST	36	55	2026	20	3,090
PTO	452	5	2026	23	3,553
TOTALS	3,912			2,932	452,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,932	93.0600	154.48	452,935	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 2397 HX Base Yr 2026



45148 MARIGOLD LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	506,286
TOTAL MARKET OB/XF VALUE	11,172
TOTAL LAND VALUE - MARKET	74,460
TOTAL MARKET VALUE	591,918
SOH/AGL Deduction	0
ASSESSED VALUE	591,918
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	540,507
TOTAL JUST VALUE	591,918
NCON VALUE	464,107
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006826	NW RES SCN	7,300	06/23/2025
CO250004451	NEW SFR (T)3477 (	463,496	04/28/2025
B240011543	40X61 METAL SHED,	165,044	10/14/2024
B240011545	NEW SFR (T)3477 (	463,496	10/14/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0459	5/18/2022	WD	Q	V	01	70,000
GRANTOR: CRANE SHARON &						
GRANTEE: STRONG LATROY & KAT						
2274/1774	5/11/2019	QC	U	V	11	100
GRANTOR: CRANE ALBERT N & VIRG						
GRANTEE: CRANE SHARON & AUDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=136,0] W27 S10 W18 W1 S8 W18 N8 W1 W11 S40 E16 E2 N2 E19 E6 N3 N6 E6 N13 E24 N11 E7 N7 W4 N8 $
FGR=[YR=2026;ORIG=109,26] E24 S28 W12 N2 W12 N7 N6 N13 $
FOP=[YR=2026;ORIG=78,48] E19 S6 W10 S3 W11 N7 E2 N2 $
FSP=[YR=2026;ORIG=71,6] E20 S4 W1 S8 W18 N8 W1 N4 $
FST=[YR=2026;ORIG=103,39] E6 S6 W6 N6 $
PTO=[YR=2026;ORIG=71,-4] E38 S4 S10 W18 N4 W20 N10 $
.

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	0912	SCRN RM G	0	100	38	14	532.00	SF	21.00	21.00	100	2026	2025	03	100	11,172	

LAND DESCRIPTION

TOTAL OB/XF 11,172

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		OR	0.00	0.00	2.19	AC		1.00	1.00	1.00	34,000.00	34,000.00	74,460							

REVIEW DATE 07/07/2025 BY WW Total Acres: 2.19 Total Land Value: 74,460 Market: 0 Agricultural: 0 Common: 74,460 PRINTED 07/09/2026 BY SYS

PT OF SW1/4 OF NW1/4 OF NE1/4
OF SEC 24-2N-24 IN
OR 2564-459

STRONG LATROY & KATRICE
45148 MARIGOLD LN
CALLAHAN, FL 32011

2026

24-2N-24-0000-0005-0020

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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

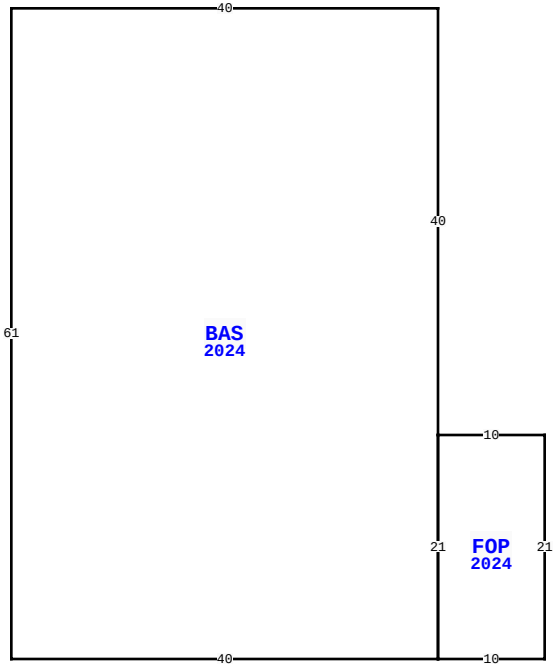
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2024	2,440	52,008
FOP	210	30	2024	63	1,342
TOTALS	2,650			2,503	53,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,503	55.2000	21.53	53,890	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 2440 HX Base Yr 2026



45148 MARIGOLD LN, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2564/0459	5/18/2022	WD	Q	V	01	70,000
GRANTOR: CRANE SHARON &						
GRANTEE: STRONG LATROY & KAT						
2274/1774	5/11/2019	QC	U	V	11	100
GRANTOR: CRANE ALBERT N & VIRG						
GRANTEE: CRANE SHARON & AUDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,-10] E40 S40 S21 W40 N61 $
FOP=[YR=2024;ORIG=90,30] E10 S21 W10 N21 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/07/2025 BY WW Total Acres: 2.19 Total Land Value: 74,460 Market: 0 Agricultural: 0 Common: 74,460 PRINTED 07/09/2026 BY SYS