

SINDEN ALEXANDRA/NEWTON BLAKE
54413 MARSH RD
CALLAHAN, FL 32011

27-2N-25-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 90
Exterior Wall30VINYL 10
Roof Structur03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
0 100
0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOODLOC8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100	1995	1,661	156,276
FCP	550	25	2012	138	12,983
FOP	176	30	1995	53	4,987
PTO	330	5	2012	16	1,505

TOTALS2,7171,868175,752

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,868107.5060112.88210,860199520020016.6583.35

1 SINGLE FAM100% - 0Heated Area: 1661HX Base Yr 2018

A diagram illustrating four distinct lots or parcels labeled BAS 1995, PTO 2012, FCP 2012, and FOP 1995. The main rectangular area at the top left is labeled BAS 1995 with dimensions 30 by 31. To its right are two smaller vertical rectangles labeled PTO 2012 and FCP 2012, each measuring 22 units wide and 15 units tall. Below the BAS 1995 area is another rectangle labeled FOP 1995, which is 22 units wide and 6 units tall.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE175,752
TOTAL MARKET OB/XF VALUE3,006
TOTAL LAND VALUE - MARKET71,500
TOTAL MARKET VALUE250,258
SOH/AGL Deduction108,522
ASSESSED VALUE141,736
TOTAL EXEMPTION VALUEHX HB WX56,411
BASE TAXABLE VALUE85,325
TOTAL JUST VALUE250,258
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE329,775

PERMIT NUMDESCRIPTIONAMTISSUED

17005280REPAIR/RRF10,50008/01/2017
MH992678MH MOVE-ON001/05/1999
B951854NEW CONSTR70,00004/01/1995

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE

2863/16154/22/2026WDQI01380,000

GRANTOR: COLE HAROLD JAKE
GRANTEE: SINDEN ALEXANDRA
2853/18053/12/2026WDU I30315,000
GRANTOR: COLE MARSHA L/E
GRANTEE: COLE HAROLD JAKE

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2012] W25 PTO=[YR=2012] W15 S22 E15 N22\$ S22
BAS=[YR=1995] W30 S31 E17 FOP=[YR=1995] S6 E22 N8 W22 S2\$ N2 E22 S2 E16 N31 W25\$ E25N22\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNITDPHT% TOT UNITADJ UNITLAND OTHER YEAR DENSITYDECLFRZYRCNSRV

1000100CRES1000006OR0.000.001.43AC1.001.001.0050,000.0050,000.0071,500

REVIEW DATE11/05/2025BY TWA Total Acres: 1.43Total Land Value: 71,500Market: 0Agricultural: 0Common: 71,500PRINTED 07/09/2026 BY SYS