PT GOVT LOT 3 OF SEC 27-3N-25E
IN OR 2227/762 & ESMT IN
OR 1839/1613

COLE RICHARD L & BRENDA L
46551 MIDDLE ROAD
CALLAHAN, FL 32011

2026

27-3N-25-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

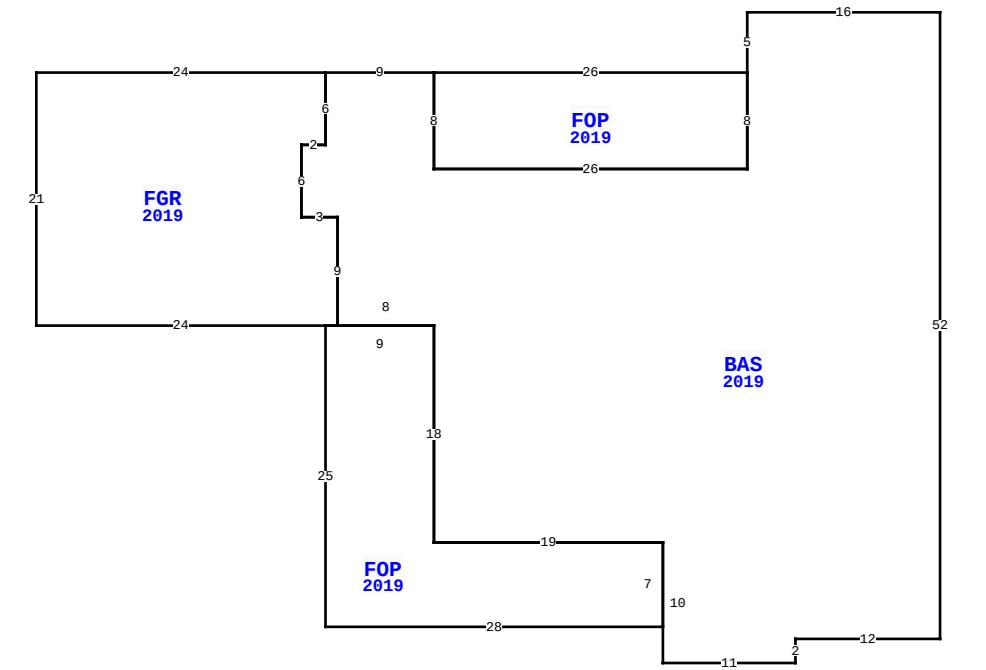
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2019	1,908	292,081
FGR	501	55	2019	276	42,251
FOP	208	30	2019	62	9,491
FOP	358	30	2019	107	16,379
TOTALS	2,975			2,353	360,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,353	113.1900	157.33	370,197	2019	2019	0	0	0	2.70	97.30

2 SNGL FAM 100% - 2020 Heated Area: 1908 HX Base Yr 2020



46551 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,202
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		102,500
TOTAL MARKET VALUE		463,962
SOH/AGL Deduction		233,230
ASSESSED VALUE		230,732
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,321
TOTAL JUST VALUE		463,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009723	CO ISSUED	0	09/16/2019
18012077	NEW CONSTR	266,488	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/0762	8/22/2018	WD	U	I	37	50,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: COLE RICHARD L & BR						
1558/0873	3/31/2008	WD	Q	I	06	800,000
GRANTOR: WOOTEN THOMAS						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 S5 FOP=[YR=2019] W26 S8 E26 N8$S8 W26 N8 W9
FGR=[YR=2019] W24 S21 E24 FOP=[YR=2019] S25 E28 N7 W19 N18
W9$ E1 N9 W3 N6E2 N6$ S6 W2 S6 E3 S9 E8 S18 E19 S10 E11 N2
E12 N52$.

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	0940	SHEDS/PORT	0	100	0	0	120.00	SF	30.00	30.00	100	2010	2010	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	2.55	AC		1.00	1.00	1.00	40,000.00	40,000.00	102,000							
2	009530	C	POND	100		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.75 Total Land Value: 102,500 Market: 0 Agricultural: 0 Common: 102,500 PRINTED 07/09/2026 BY SYS