PT OF GOVT LOTS 3 & 4 OF
SEC 27-3N-25E IN OR 2318/180
(EX ESMT OR 1362/1599)

MAYR JEFFREY J L/E/
46642 MIDDLE RD
CALLAHAN, FL 32011

2026

27-3N-25-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

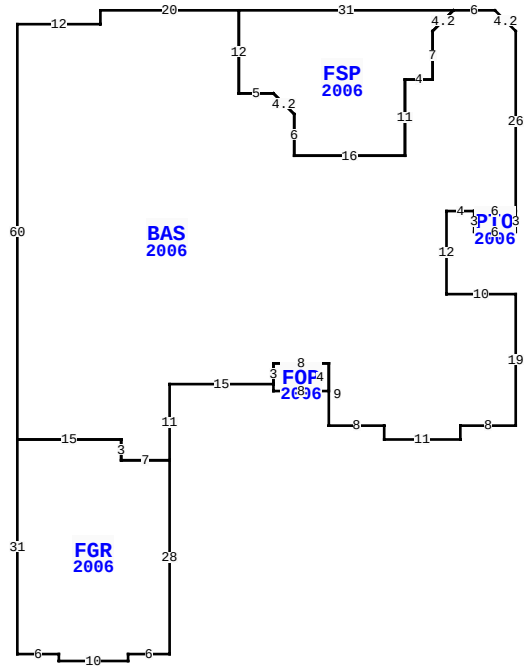
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	3,616	100	2006	3,616	504,355
FGR	671	55	2006	369	51,467
FOP	32	30	2006	10	1,395
FSP	481	40	2006	192	26,780
PTO	18	5	2006	1	139
TOTALS	4,818			4,188	584,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,188	110.8800	154.12	645,455	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2010 Heated Area: 3616 HX Base Yr 2010



46642 MIDDLE RD, CALLAHAN

BLD DATE	11/22/2006 KW	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		584,137
TOTAL MARKET OB/XF VALUE		59,692
TOTAL LAND VALUE - MARKET		298,670
TOTAL MARKET VALUE		689,937
SOH/AGL Deduction		162,526
ASSESSED VALUE		527,411
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		476,000
TOTAL JUST VALUE		942,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		986,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010540	REPLACEMENT OF 1	6,908	09/13/2024
22001399	GARAGE	51,736	01/24/2022
22000147	GARAGE	25,149	01/04/2022
B1428487	GARAGE	25,236	03/01/2014
B1428488	GARAGE	13,249	03/01/2013
C15252	CO ISSUED	428,000	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0180	10/21/2019	LE	U	I	11	100
GRANTOR: MAYR JEFFREY J						
GRANTEE: MAYR KELSI ANN & HA						
1869/0771	7/01/2013	QC	U	I	11	100
GRANTOR: DAVIS PATRICIA R						
GRANTEE: MAYR JEFFREY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W6 FSP=[YR=2006] W31 S12 E5 D3 R3 S6 E16 N11 E4 N7 R3 U3 $ D3 L3 S7 W4 S11 W16 N6 U3 L3 W5 N12 W20 S2 W12 S60 FGR=[YR=2006] S31 E6 S1 E10 N1 E6 N28 W7 N3 W15$ E15 S3 E7 N11 E15 FOP=[YR=2006] S1 E8 N4 W8 S3$ N3 E8 S9 E8 S2 E11 N2 E8 N19 W10 N12 E4 PTO=[YR=2006] S3 E6 N3 W6$ E6 N26$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	6,160	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
6	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2014	2014	3	68	14,280	
7	0510	GARAGE WD-	0	100	10	18	180.00	SF	35.00	35.00	100	2014	2014	3	68	4,284	
8	0351	CARPORT MT	0	100	18	15	270.00	SF	10.00	10.00	100	2014	2014	3	55	1,485	
9	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2022	2022	3	90	3,600	
10	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2022	2022	3	93	28,123	

LAND DESCRIPTION

TOTAL OB/XF 59,692

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	009530	C	POND	100		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,750							
3	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	8.20	AC		1.00	1.00	1.00	690.00	690.00	5,658							
5	005401	A	TIMBER 1 P	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	750.00	750.00	7,500							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.20	AC		1.00	1.00	1.00	14,600.00	14,600.00	265,720							

REVIEW DATE 03/08/2023 BY DJ Total Acres: 21.70 Total Land Value: 46,108 Market: 265,720 Agricultural: 13,158 Common: 32,950 PRINTED 07/09/2026 BY SYS