PT OF LOT 2 (S-1)
IN OR 2871/1067
EAST CALLAHAN SUB PB 1/35

COILE JOHNNY & AMY
45116 KILPATRICK ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

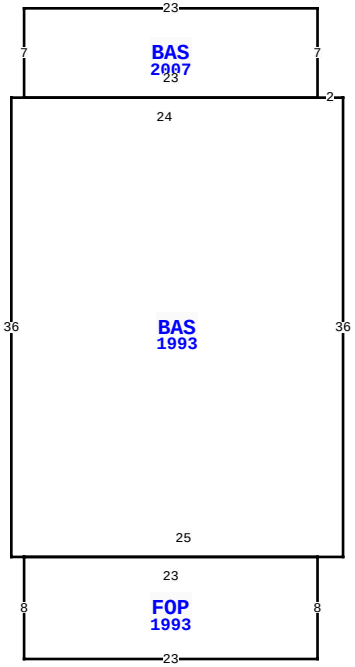
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	1993	936	108,277
BAS	161	100	2007	161	18,625
FOP	184	30	1993	55	6,363
TOTALS	1,281			1,152	133,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	125.5570	131.83	151,868	1940	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2024 Heated Area: 1097 HX Base Yr 2024



45116 KILPATRICK RD, CALLAHAN

BLD DATE	11/07/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,264
TOTAL MARKET OB/XF VALUE		648
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		184,412
SOH/AGL Deduction		15,857
ASSESSED VALUE		168,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,144
TOTAL JUST VALUE		184,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260005083	PRIVATE PROVIDER	8,000	05/11/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2871/1067	5/22/2026	WD	Q	I	01	263,000
GRANTOR: PERRY TREVOR & KELSY						
GRANTEE: COILE JOHNNY & AMY						
2666/971	8/21/2023	WD	U	I	37	134,000
GRANTOR: GARNER SCOTT EUGENE						
GRANTEE: PERRY TREVOR & KELS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=2007] N7 W23 S7 E23$ W24 S36 E1
FOP=[YR=1993] S8 E23 N8 W23$ E25 N36$.

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
2	0351	CARPORT MT	0	100	20	12	240.00	SF	10.00	10.00	100	2008	2008	3	27	648	

LAND DESCRIPTION

TOTAL OB/XF 648

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.01 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 07/09/2026 BY SYS