

PT OF LOTS 5 6 & 52 (S-1&S-2)
& PT OF LOTS 10 & 27 S-4
IN OR 2021/1763

MAGILL JIMMY A
45015 LOWE ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	31	HARDIE BRD 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
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	1,595	100	1993	1,595	154,372
FGR	702	55	1993	386	37,359
FOP	230	30	1993	69	6,679
STP	18	10	2010	2	193
UOP	448	20	2024	90	8,710

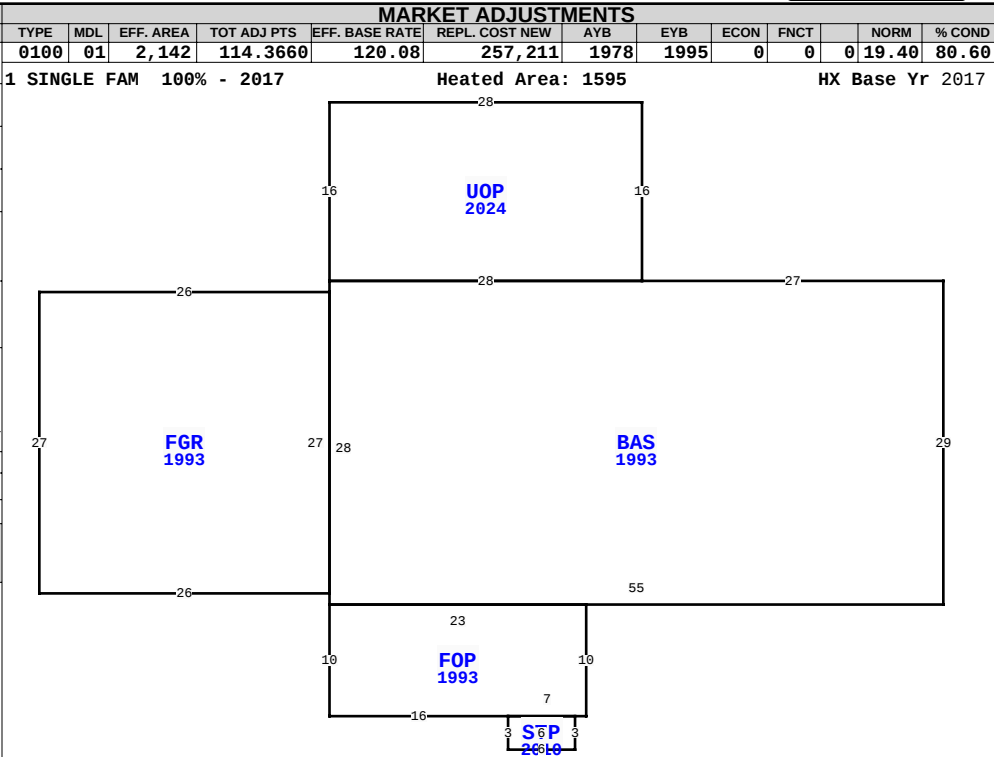
TOTALS 2,993 2,142 207,312

EXTRA FEATURES

L N	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	0201	BARN WD 10	0 100	32	32	1,024.00	SF	17.00	17.00	100	1980	1980	3	20	3,482	
4	0350	CARPORT WD	0 100	32	40	1,280.00	SF	13.00	13.00	100	1990	1990	3	20	3,328	
5	1242	WD DECK A	0 100	40	16	640.00	SF	10.00	10.00	100	2010	2010	3	35	2,240	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	167,000							



45015 LOWE RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2026 MLU

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		207,312
TOTAL MARKET OB/XF VALUE		9,050
TOTAL LAND VALUE - MARKET		167,000
TOTAL MARKET VALUE		383,362
SOH/AGL Deduction		225,402
ASSESSED VALUE		157,960
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		106,549
TOTAL JUST VALUE		383,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2021/1763	1/04/2016	WD	Q	I	01
					222,000

GRANTOR: COBB CHERYL & HARVEY
GRANTEE: MAGILL JIMMY A
1857/1549 8/07/2012 QC U I 11 100
GRANTOR: COBB HARVEY ED JR & C
GRANTEE: COBB CHERYL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W27 W28 S1 S28 E55 N29 \$
FGR=[YR=1993;ORIG=-55,1] W26 S27 E26 N27 \$
FOP=[YR=1993;ORIG=-55,29] S10 E16 E7 N10 W23 \$
STP=[YR=2010;ORIG=-39,39] S3 E6 N3 W6 \$
UOP=[YR=2024;ORIG=-55,0] E28 N16 W28 S16 \$