LOTS 8 & 9
OR 110/139 (EX S-1 OF LOT 9)
OR 112/141 & OR 129/669

WALKER BYRON J & ANNIE P L/E/
55081 PUFF LANE
CALLAHAN, FL 32011

2026

28-2N-25-3060-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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

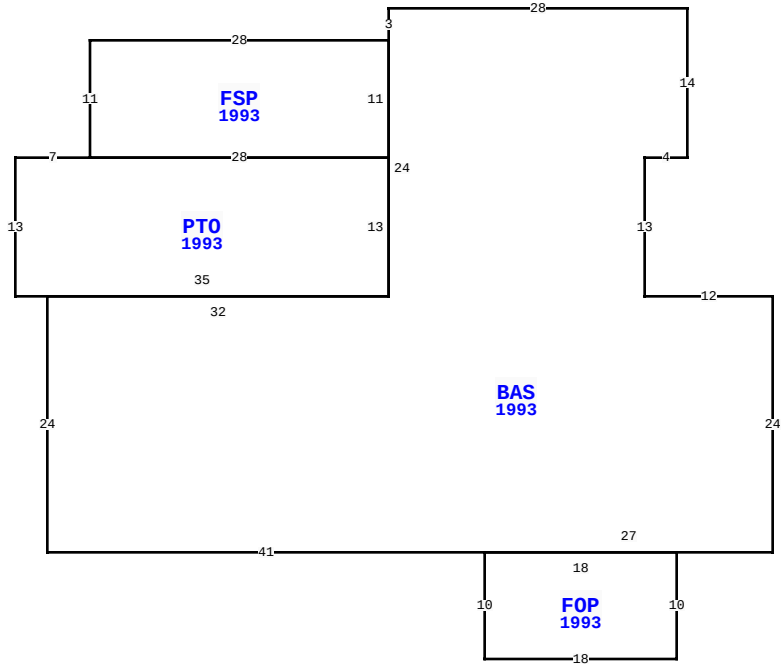
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	1993	2,336	194,582
FOP	180	30	1993	54	4,498
FSP	308	40	1993	123	10,246
PTO	455	5	1993	23	1,916
TOTALS	3,279			2,536	211,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	100.6080	105.64	267,903	1982	1982	0	0	0	21.15	78.85

1 SINGLE FAM 100% - 1972 Heated Area: 2336 HX Base Yr 1972



55081 PUFF LN, CALLAHAN

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

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	0350	CARPORT WD	0	100	16	40	640.00	SF	8.58	8.58	100	1988	1988	3	20	1,098	
2	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	100	1978	1978	3	20	4,704	
3	0940	SHEDS/PORT	0	100	8	17	136.00	SF	30.00	30.00	100	1979	1979	3	20	816	
5	0940	SHEDS/PORT	0	100	10	20	200.00	SF	19.50	19.50	100	1976	1976	3	20	780	
6	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2004	2004	3	20	1,498	
7	0681	POLE SHED	0	100	0	0	720.00	SF	15.00	15.00	100	2004	2004	3	30	3,240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,242
TOTAL MARKET OB/XF VALUE		12,136
TOTAL LAND VALUE - MARKET		136,750
TOTAL MARKET VALUE		360,128
SOH/AGL Deduction		170,574
ASSESSED VALUE		189,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,143
TOTAL JUST VALUE		360,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0839	7/18/2022	LE	U	I	11	100
GRANTOR: WALKER BYRON J & ANNI						
GRANTEE: WALKER TIMOTHY BYRO						
0110/0139	1/01/1971	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N13 E4 N14 W28 S3 FSP=[YR=1993] W28 S11
PTO=[YR=1993] W7 S13 E35 N13 W28$ E28 N11$ S24 W32 S24 E41
FOP=[YR=1993] S10 E18 N10 W18$ E27 N24$.

LAND DESCRIPTION

TOTAL OB/XF 12,136

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		OR	0.00	0.00	5.47	AC		1.00	1.00	1.00	25,000.00	25,000.00	136,750							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.47 Total Land Value: 136,750 Market: 0 Agricultural: 0 Common: 136,750 PRINTED 07/09/2026 BY SYS