PT OF LOT 9
EAST CALLAHAN SUB PB 1/35

WALKER ANDREW C & PHOEBE L/E/
55135 PUFF LANE
CALLAHAN, FL 32011

2026

28-2N-25-3060-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

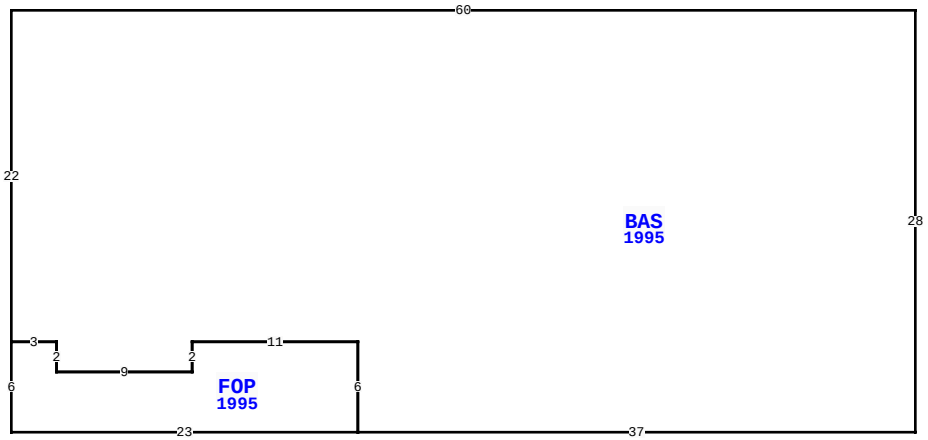
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1995	1,560	153,451
FOP	120	30	1995	36	3,541
TOTALS	1,680			1,596	156,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	114.0360	119.74	191,105	1995	1995	0	0	0	17.85	82.15

1 SINGLE FAM 100% - 1996 Heated Area: 1560 HX Base Yr 1996



55135 PUFF LN, CALLAHAN

BLD DATE		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		156,993
TOTAL MARKET OB/XF VALUE		55,372
TOTAL LAND VALUE - MARKET		51,500
TOTAL MARKET VALUE		263,865
SOH/AGL Deduction		113,793
ASSESSED VALUE		150,072
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,661
TOTAL JUST VALUE		263,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001874	CARPORT	23,956	02/28/2020
B1632497	SWIM POOL	25,000	06/01/2016
B941153	NEW CONSTR	117,236	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/1244	3/20/2026	QC	U	I	11	100
GRANTOR: WALKER ANDREW C & PHO						
GRANTEE: WALKER JENNIFER						
1243/1569	7/07/2004	QC	U	I	07	100
GRANTOR: WALKER ANDREW & KELLE						
GRANTEE: WALKER ANDREW C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S22 FOP=[YR=1995] S6 E23 N6 W11 S2 W9 N2 W3$ E3 S2 E9 N2 E11 S6 E37 N28$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
4	0351	CARPORT MT	0	100	32	30	960.00	SF	10.00	10.00	100	2020	2020	3	82	7,872	

LAND DESCRIPTION

TOTAL OB/XF 55,372

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	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 51,500 Market: 0 Agricultural: 0 Common: 51,500 PRINTED 07/09/2026 BY SYS