PT OF LOTS 18 & 19
IN OR 2143/302
(EX OR 2368/1454)

BELT JOHN O & CYNTHIA K
45081 CARDINAL LN
CALLAHAN, FL 32011

2026

28-2N-25-3060-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

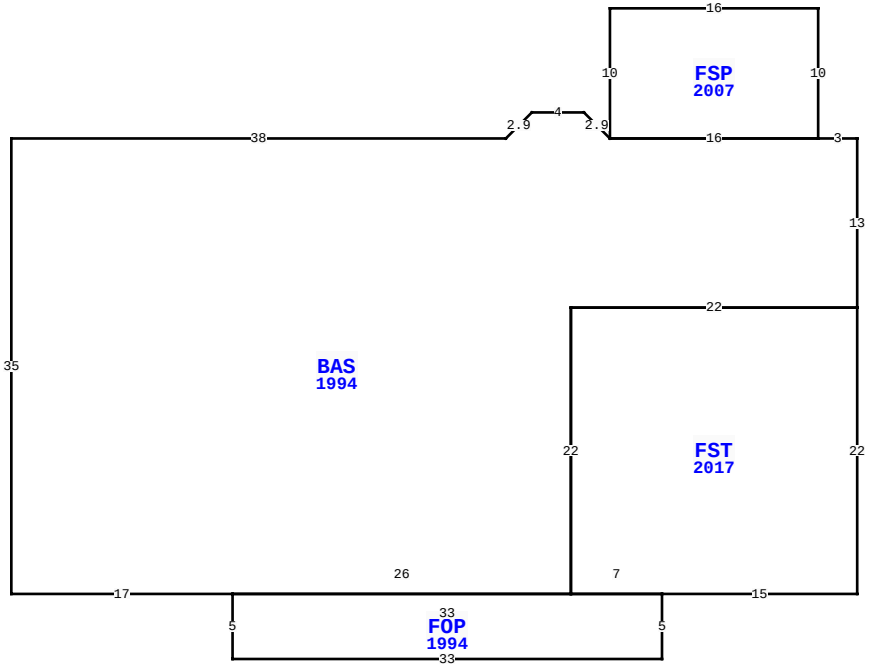
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,803	100	1994	1,803	213,532
FOP	165	30	1994	50	5,922
FSP	160	40	2007	64	7,580
FST	484	55	2017	266	31,503
TOTALS	2,612			2,183	258,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,183	105.8400	147.12	321,163	1994	1999	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2018 Heated Area: 1803 HX Base Yr 2018



45081 CARDINAL 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		328,744
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		426,464
SOH/AGL Deduction		148,364
ASSESSED VALUE		278,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,689
TOTAL JUST VALUE		426,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005546	GARAGE	96,600	08/25/2020
B94908	NEW CONSTR	90,600	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2143/0302	8/24/2017	SW	U	I	12	149,100
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: BELT JOHN O & CYNTH						
2132/0486	7/10/2017	CT	U	I	18	600
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 FSP=[YR=2007] N10 W16 S10 E16$ W16 L2 U2 W4 D2 L2 W38 S35 E17 FOP=[YR=1994] S5 E33 N5 FST=[YR=2017] E15 N22 W22 S22 E7$ W33 $ E26 N22 E22 N13$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	2.38	AC		1.00	1.00	1.00	40,000.00	40,000.00	95,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.38 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/09/2026 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

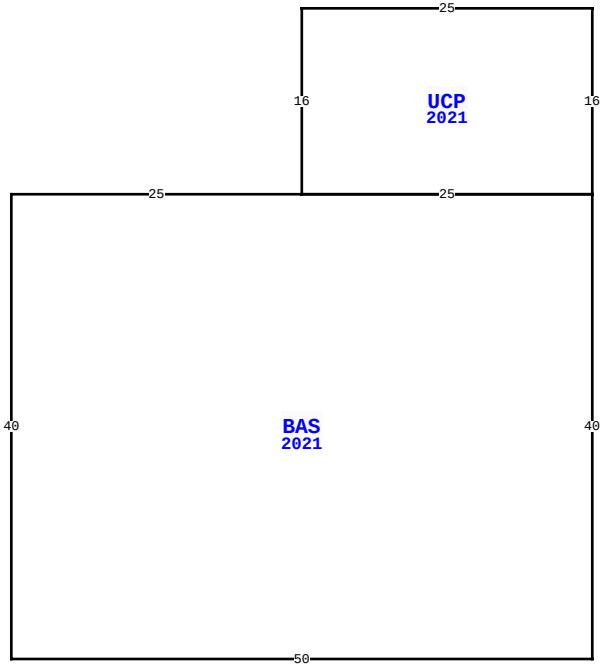
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2021	2,000	67,507
UCP	400	20	2021	80	2,700
TOTALS	2,400			2,080	70,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,080	90.1600	35.16	73,133	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2018 Heated Area: 2000 HX Base Yr 2018



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GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W25 S16 BAS=[YR=2021] W25 S40 E50 N40 W25$ E25 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.38 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/09/2026 BY SYS