

LOT 26 & PT OF LOT 25 IN
OR 912/1599 (EX ESMT IN
OR 539/548 & EX R/W IN

PAGE JOHN HENRY/PAGE RONALD
45108 PEYTON LN
CALLAHAN, FL 32011

2026

28-2N-25-3060-0025-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
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	1,232	100	1993	1,232	86,619
BAS	88	100	2005	88	6,187
FEP	136	80	2005	109	7,663
SFB	420	80	2005	336	23,623
SFB	200	80	2013	160	11,249
TOTALS	2,076			1,925	135,341

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0510	GARAGE WD-	0	100	21	20	420.00	SF	26.95	26.95	100	1970	1970	3	20	2,264
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1983	1983	3	20	780
4	0351	CARPORT MT	0	100	30	20	600.00	SF	5.70	5.70	100	2004	2004	3	20	684
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000
6	0351	CARPORT MT	0	100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	24	1,440

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,925	93.8840	98.58	189,766	1931	1975	0	0	0	28.68	71.32	
1 SINGLE FAM 100% - 2024 Heated Area: 1816 HX Base Yr													

45108 PEYTON LN, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0510	GARAGE WD-	0	100	21	20	420.00	SF	26.95	26.95	100	1970	1970	3	20	2,264	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1983	1983	3	20	780	
4	0351	CARPORT MT	0	100	30	20	600.00	SF	5.70	5.70	100	2004	2004	3	20	684	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
6	0351	CARPORT MT	0	100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	24	1,440	

TOTAL OB/XF														11,168			
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
1	000100	C	RES	100	0006	OR	0.00	0.00	4.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	142,800

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		135,341	
TOTAL MARKET OB/XF VALUE		11,168	
TOTAL LAND VALUE - MARKET		142,800	
TOTAL MARKET VALUE		289,309	
SOH/AGL Deduction		67,618	
ASSESSED VALUE		221,691	
TOTAL EXEMPTION VALUE		13	221,691
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		289,309	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327876	REPAIR/RRF	2,297	11/04/2013
M982755	H/AC	0	02/01/1998
7576	REPAIR/RRF	2,000	10/04/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0912/1599	12/27/1999	WD	U	I	07	100			
GRANTOR: PAGE JOHN HENRY & RON									
GRANTEE: PAGE JOHN HENRY & R									
0312/0156	11/21/1979	MS	U	I	11	100			
GRANTOR: PAGE RONALD AS EXECUT									
GRANTEE: PAGE RONALD									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
SFB=[YR=2005] W28 S15 BAS=[YR=2005] S8 BAS=[YR=1993] S44 E1									
SFB=[YR=2013] S8 E25 N8 W25\$ E27 N44 FEP=[YR=2005] N8 W17 S8									
E17\$ W28\$ E11 N8 W11\$ E28 N15\$.									