IN OR 1600/752
EX R/W OR 673/1886

BLUE THOMAS D III
45136 DUTTON WAY
CALLAHAN, FL 32011

2026

30-2N-25-0000-0017-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

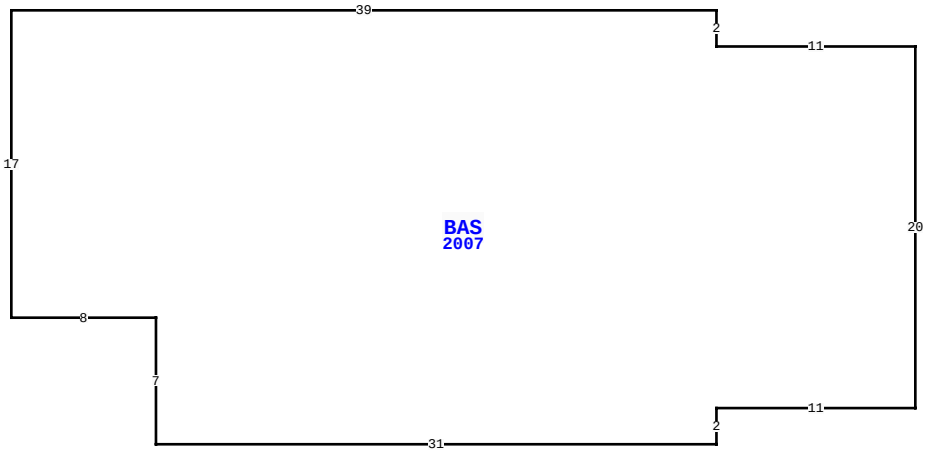
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	2007	1,100	10,358
TOTALS	1,100			1,100	10,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,100	44.8380	47.08	51,788	1947	1947	0	0	30	50.00	20.00

2 SINGLE FAM 0% - 0 Heated Area: 1100 HX Base Yr



45214 MORGAN CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	10,358
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,500
TOTAL MARKET VALUE	76,858
SOH/AGL Deduction	0
ASSESSED VALUE	76,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,858
TOTAL JUST VALUE	76,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/0752	12/31/2008	QC	Q	I	01	100
GRANTOR: BLUE THOMAS A JR						
GRANTEE: BLUE THOMAS D III						
1369/0691	11/28/2005	QC	U	I	07	100
GRANTOR: BURGESS BERMA LEE						
GRANTEE: BLUE THOMAS A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 N2 W39 S17 E8 S7 E31 N2 E11 N20$.

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
1	000100	C	RES	0		OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	50,000.00	50,000.00	66,500							

REVIEW DATE 04/24/2026 BY TW Total Acres: 1.33 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/09/2026 BY SYS