PT OF S1/2 OF NE1/4 OF NE1/4
IN OR 744/1585

CICERO CHRISTOPHER TODD
12159 CATTAIL DR W
JACKSONVILLE, FL 32223

2026

31-3N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

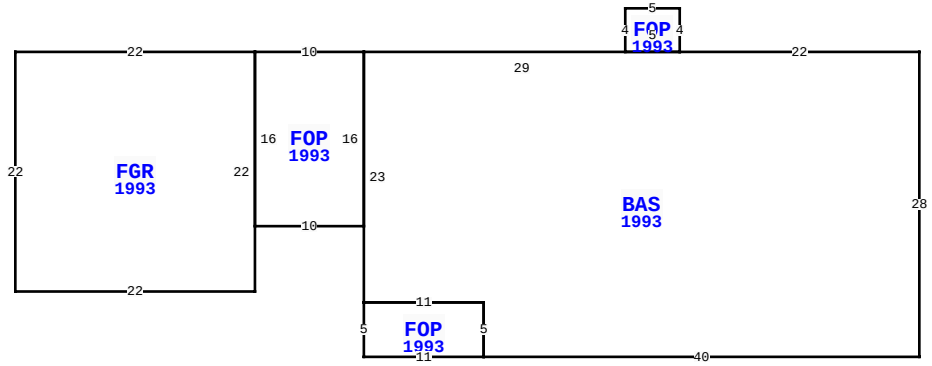
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	1993	1,373	124,518
FGR	484	55	1993	266	24,124
FOP	20	30	1993	6	544
FOP	55	30	1993	16	1,451
FOP	160	30	1993	48	4,353
TOTALS	2,092			1,709	154,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,709	114.4000	120.12	205,285	1956	1956	0	0	0	24.50	75.50

1 SINGLE FAM 0% - 0 Heated Area: 1373 HX Base Yr



46289 DREW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,990
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	195,490
SOH/AGL Deduction	1,919
ASSESSED VALUE	193,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,571
TOTAL JUST VALUE	234,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
ELE	CHNGE SRVC	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0744/1585	11/22/1995	WD	Q	I		55,000

GRANTOR: SAULS JOHN DREW JR

GRANTEE: CICERO CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N4 W5 S4 E5$ W29
FOP=[YR=1993] W10 FGR=[YR=1993] W22 S22 E22 N22$ S16 E10
N16$ S23 FOP=[YR=1993] S5 E11 N5 W11$ E11 S5 E40 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

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 40,500 Market: 40,000 Agricultural: 500 Common: 40,000 PRINTED 07/09/2026 BY SYS