

PT OF NW1/4 OF NE1/4 OF
IN OR 2172/1781
SEC 33-2N-25E

TREFRY MICHAEL JAMES
541859 LEM TURNER RD
CALLAHAN, FL 32011

2026

33-2N-25-0000-0007-0030



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

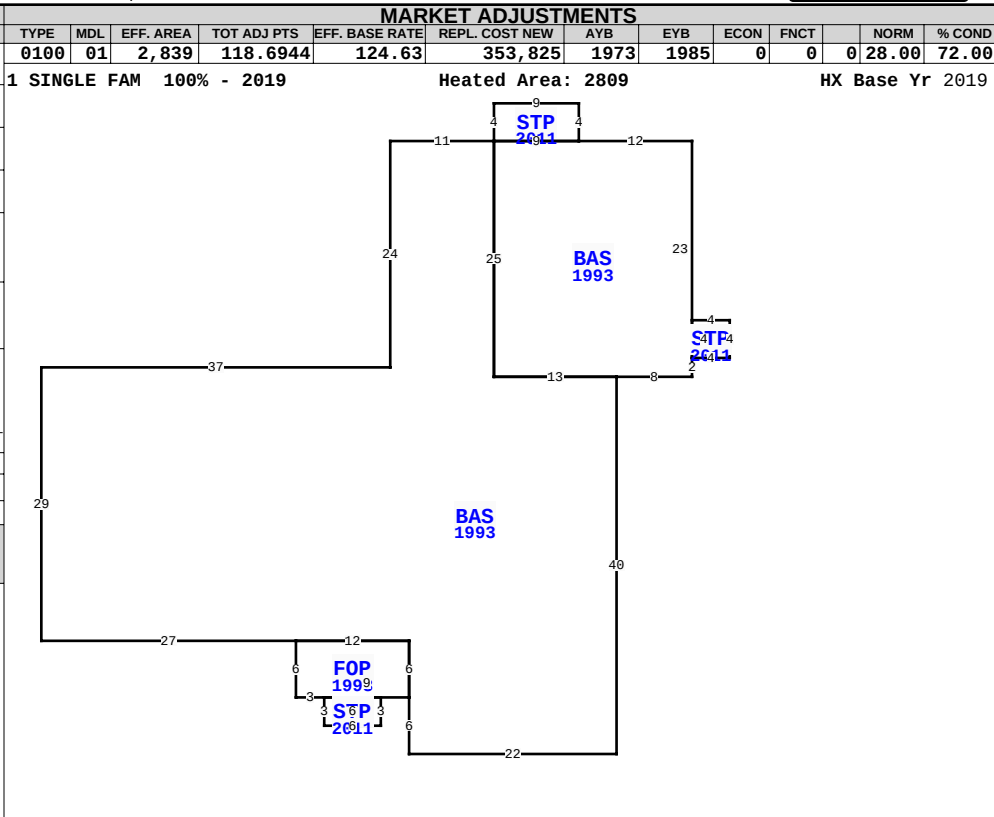
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100	1993	525	47,110
BAS	2,284	100	1993	2,284	204,952
FOP	72	30	1993	22	1,974
STP	16	10	2011	2	179
STP	18	10	2011	2	179
STP	36	10	2011	4	359

TOTALS	2,951			2,839	254,754
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0351	CARPORT MT	0	100	20	28	560.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.00

REVIEW DATE 01/06/2023 BY KWA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	31.2	1,092	
4	0351	CARPORT MT	0	100	20	28	560.00	SF	10.00	10.00	100	2000	2000	3	20	1,120	

TOTAL OB/XF										2,212							
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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000

Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				254,754	
TOTAL MARKET OB/XF VALUE				2,212	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				336,966	
SOH/AGL Deduction				137,584	
ASSESSED VALUE				199,382	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				147,971	
TOTAL JUST VALUE				336,966	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				319,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R960562	REPAIR/RRF	4,300	02/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2172/1781	12/28/2017	WD	U	I	11	100	
GRANTOR: HUTCHINSON JAMES H							
GRANTEE: HUTCHINSON JAMES H							
0124/0588	1/01/1972	TA	Q	V		2,200	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
BAS=[YR=1993;ORIG=-21,0] W11 S24 W37 S29 E27 E12 S6 S6 E22 N40 W13 N25 \$									
BAS=[YR=1993;ORIG=0,0] W12 W9 S25 E13 E8 N2 N23 \$									
FOP=[YR=1993;ORIG=-42,53] S6 E3 E9 N6 W12 \$									
STP=[YR=2011;ORIG=-12,0] N4 W9 S4 E9 \$									
STP=[YR=2011;ORIG=-39,59] S3 E6 N3 W6 \$									
STP=[YR=2011;ORIG=0,23] E4 N4 W4 S4 \$									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-21,0] W11 S24 W37 S29 E27 E12 S6 S6 E22 N40 W13 N25 \$									
BAS=[YR=1993;ORIG=0,0] W12 W9 S25 E13 E8 N2 N23 \$									
FOP=[YR=1993;ORIG=-42,53] S6 E3 E9 N6 W12 \$									
STP=[YR=2011;ORIG=-12,0] N4 W9 S4 E9 \$									
STP=[YR=2011;ORIG=-39,59] S3 E6 N3 W6 \$									
STP=[YR=2011;ORIG=0,23] E4 N4 W4 S4 \$									

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