PT OF N1/2 OF SEC 33-3N-25E
IN OR 2252/1455(EX PT
IN OR 1889/51)

SNEAD DAVID S JR/THOMPSON LAUREN M
47260 SAWTOOTH RIDGE
CALLAHAN, FL 32011

2026

33-3N-25-0000-0003-0150

BUILDING CHARACTERISTICS

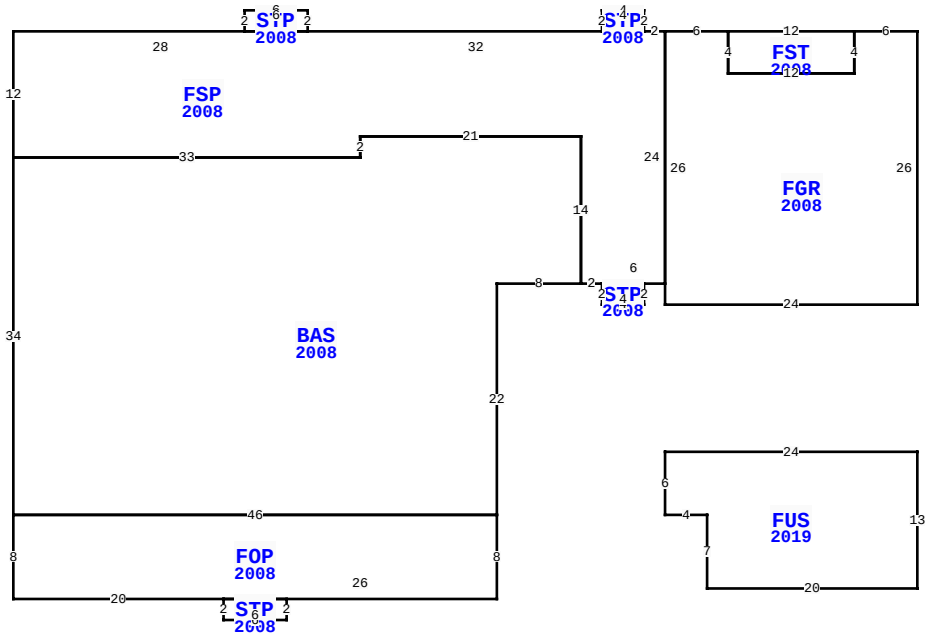
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	2008	1,702	257,831
FGR	576	55	2008	317	48,021
FOP	368	30	2008	110	16,664
FSP	798	40	2008	319	48,325
FST	48	55	2008	26	3,939
FUS	284	100	2019	284	43,022
STP	8	10	2008	1	152
STP	8	10	2008	1	152
STP	12	10	2008	1	152
STP	12	10	2008	1	152
TOTALS	3,816			2,762	418,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,762	118.4640	164.66	454,791	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2020 Heated Area: 1986 HX Base Yr 2020



47260 SAWTOOTH RDG, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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
5	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2008	2008	3	27	1,361	
6	0681	POLE SHED	0	100	14	7	98.00	SF	15.00	15.00	100	2008	2008	3	44	647	
7	0351	CARPORT MT	0	100	40	26	1,040.00	SF	10.00	10.00	100	2024	2016	03	65	6,760	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,408
TOTAL MARKET OB/XF VALUE		8,768
TOTAL LAND VALUE - MARKET		178,200
TOTAL MARKET VALUE		605,376
SOH/AGL Deduction		233,134
ASSESSED VALUE		372,242
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,831
TOTAL JUST VALUE		605,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327667	REPAIR/RRF	7,800	10/01/2013
C20624	CO ISSUED	254,958	10/01/2007
R10770	REPAIR/RRF	6,000	10/01/2007
E20092	ELEC OTHER	3,000	10/01/2007
M13352	MECH OTHER	0	10/01/2007
P12764	OTHER	0	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1455	1/25/2019	WD	Q	I	01	350,000
GRANTOR: THOMPSON CURTIS L & S						
GRANTEE: SNEAD DAVID S JR &						
1856/0129	5/10/2013	WD	Q	I	02	225,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: THOMPSON CURTIS L &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2008] W6 FST=[YR=2008] W12 S4 E12 N4$ S4 W12 N4 W6 FSP=[YR=2008] W2 STP=[YR=2008] N2 W4 S2 E4$ W32 STP=[YR=2008] N2 W6 S2 E6$ W28 S12 BAS=[YR=2008] S34 FOP=[YR=2008] S8 E20 STP=[YR=2008] S2 E6 N2 W6$ E26 N8 W46$ E46 N22 E8 N14 W21 S2 W33 $ E33 N2 E21 S14 E2 STP=[YR=2008] S2 E4 N2 W4$ E6 N24$ S26 E24 N26$ PTR=S40 FUS=[YR=2019] S13 W20 N7 W4 N6 E24$ N40 $.

LAND DESCRIPTION

TOTAL OB/XF 8,768

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	000100	C	RES	100	0007	OR	0.00	0.00	7.91	AC		1.00	1.00	1.00	20,000.00	20,000.00	158,200							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 8.91 Total Land Value: 178,200 Market: 0 Agricultural: 0 Common: 178,200 PRINTED 07/09/2026 BY SYS