PT OF SEC 33-3N-25E
IN OR 2322/1414 & OR 2317/1467
& OR 2224/954

ROBINSON NEIL N & SUSAN C
43257 RED DIRT RIDGE TRL
CALLAHAN, FL 32011

2026

33-3N-25-0000-0006-0060

BUILDING CHARACTERISTICS

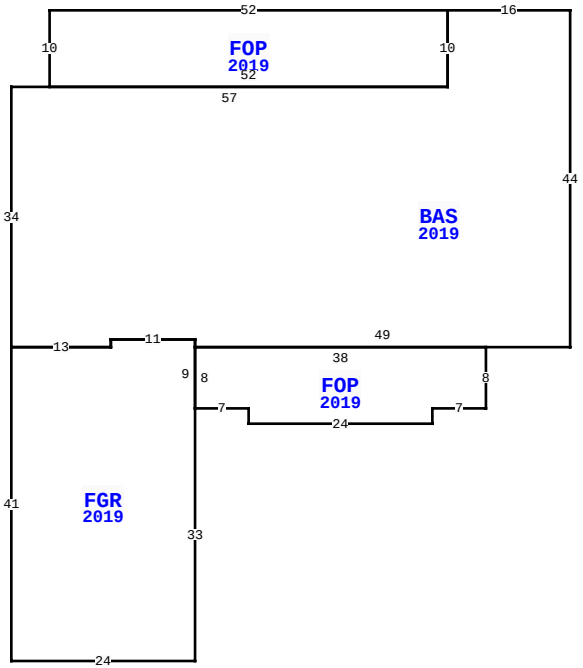
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	2,631	100	2019	2,631	364,775
FGR	995	55	2019	547	75,838
FOP	352	30	2019	106	14,696
FOP	520	30	2019	156	21,628
TOTALS	4,498			3,440	476,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,440	102.3040	142.20	489,168	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2020 Heated Area: 2631 HX Base Yr 2020



43257 RED DIRT RIDGE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	493,258
TOTAL MARKET OB/XF VALUE	24,930
TOTAL LAND VALUE - MARKET	353,320
TOTAL MARKET VALUE	558,448
SOH/AGL Deduction	196,897
ASSESSED VALUE	361,551
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	305,140
TOTAL JUST VALUE	871,508
NCON VALUE	16,319
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	888,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009339	CO ISSUED	0	08/30/2019
18012180	NEW CONSTR	383,201	12/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/1414	11/26/2019	WD	Q	V	01	43,200
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ROBINSON NEIL N & S						
2317/1467	11/07/2019	WD	Q	V	01	45,700
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ROBINSON NEIL N & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W52 S10 E52 N10$ S10 W57 S34
FGR=[YR=2019] S41 E24 N33 FOP=[YR=2019] E7 S2 E24 N2 E7 N8
W38 S8$ N9 W11 S1 W13 $ E13 N1 E11 S1 E49 N44$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0351	CARPORT MT	0	100	50	50	2,500.00	SF	10.00	10.00	100	2021	2021	3	86	21,500	

LAND DESCRIPTION

TOTAL OB/XF 24,930

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	100	0007	OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	14,600.00	14,600.00	32,120							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	370.00	370.00	8,140							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	321,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 24.20 Total Land Value: 40,260 Market: 321,200 Agricultural: 8,140 Common: 32,120 PRINTED 07/09/2026 BY SYS

PT OF SEC 33-3N-25E
IN OR 2322/1414 & OR 2317/1467
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ROBINSON NEIL N & SUSAN C
43257 RED DIRT RIDGE TRL
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2026

33-3N-25-0000-0006-0060

BUILDING CHARACTERISTICS

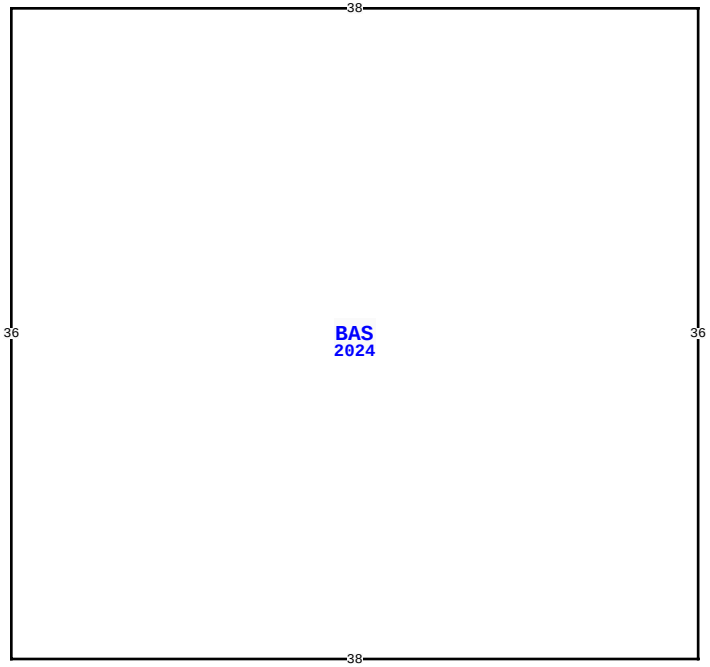
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
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	1,368	100	2024	1,368	16,319
TOTALS	1,368			1,368	16,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,368	30.8880	12.05	16,484	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 1368 HX Base Yr 2020



43257 RED DIRT RIDGE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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2317/1467	11/07/2019	WD	Q	V	01	45,700
GRANTOR: RED DIRT RIDGE LLC						
GRANTEE: ROBINSON NEIL N & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E38 S36 W38 N36 $
.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 24.20 Total Land Value: 40,260 Market: 321,200 Agricultural: 8,140 Common: 32,120 PRINTED 07/09/2026 BY SYS