PT NW1/4 OF NE1/4 OF
SEC 34-3N-25E IN OR 2123/1040

BOLGER ADAM ROY & ASHLEY MARIE
46501 MIDDLE ROAD
CALLAHAN, FL 32011

2026

34-3N-25-0000-0001-0020

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 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

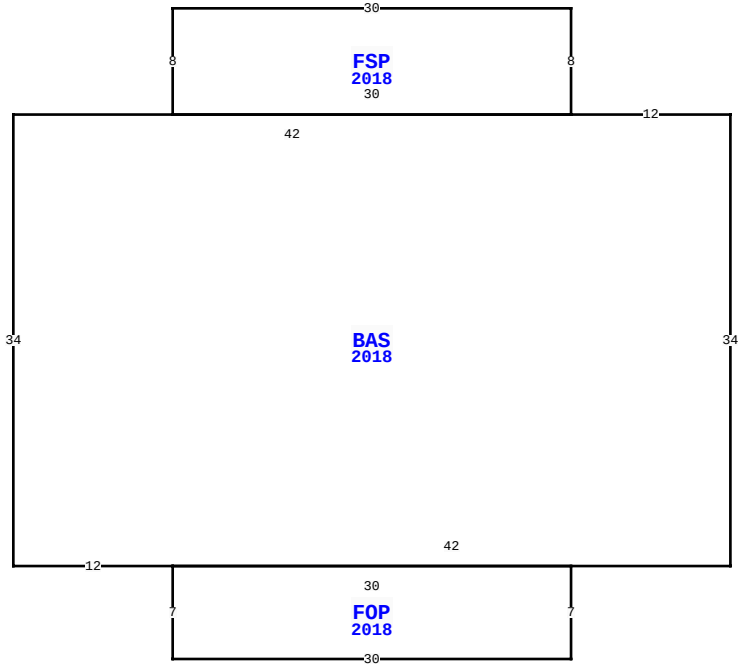
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2018	1,836	291,359
FOP	210	30	2018	63	9,998
FSP	240	40	2018	96	15,235
TOTALS	2,286			1,995	316,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,995	117.6980	163.60	326,382	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 1836 HX Base Yr 2019



46501 MIDDLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		356,279
TOTAL MARKET OB/XF VALUE		30,000
TOTAL LAND VALUE - MARKET		131,950
TOTAL MARKET VALUE		518,229
SOH/AGL Deduction		212,848
ASSESSED VALUE		305,381
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,970
TOTAL JUST VALUE		518,229
NCON VALUE		21,196
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012271	26*34 MTL GRG		11/01/2024
B2218470	SWIM POOL	58,000	12/15/2022
17004216	CO ISSUED	0	02/05/2018
17006462	GARAGE	37,011	11/01/2017
17004216	NEW CONSTR	221,907	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/1056	5/26/2017	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: BOLGER ADAM ROY & A						
2123/1053	5/26/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: BOLGER ADAM ROY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 W42 S34 E12 E42 N34 $
FSP=[YR=2018;ORIG=-12,0] N8 W30 S8 E30 $
FOP=[YR=2018;ORIG=-42,34] S7 E30 N7 W30 $
.

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
1	0860	POOL/SPA	1	100	0	0	1.00	UT	30,000.00	30,000.00	100	2024	2023	02	100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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		OR	0.00	0.00	3.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	131,950							

REVIEW DATE 07/01/2025 BY TW Total Acres: 3.77 Total Land Value: 131,950 Market: 0 Agricultural: 0 Common: 131,950 PRINTED 07/09/2026 BY SYS

PT NW1/4 OF NE1/4 OF
SEC 34-3N-25E IN OR 2123/1040

BOLGER ADAM ROY & ASHLEY MARIE
46501 MIDDLE ROAD
CALLAHAN, FL 32011

2026

34-3N-25-0000-0001-0020

BUILDING CHARACTERISTICS

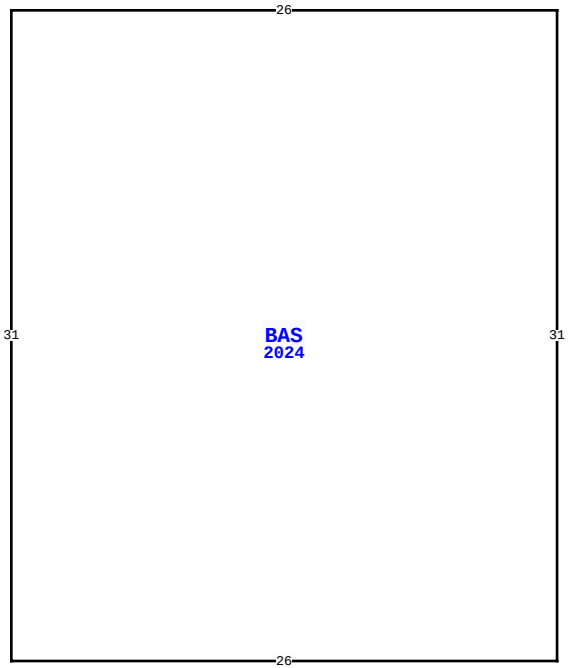
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	806	100	2024	806	18,492
TOTALS	806			806	18,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	806	63.2500	24.67	19,884	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2018 Heated Area: 806 HX Base Yr 2019



46501 MIDDLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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SOH/AGL Deduction		212,848
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,970
TOTAL JUST VALUE		518,229
NCON VALUE		21,196
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2123/1056	5/26/2017	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: BOLGER ADAM ROY & A						
2123/1053	5/26/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: BOLGER ADAM ROY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S31 W26 N31 $
.

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 07/01/2025 BY TW Total Acres: 3.77 Total Land Value: 131,950 Market: 0 Agricultural: 0 Common: 131,950 PRINTED 07/09/2026 BY SYS

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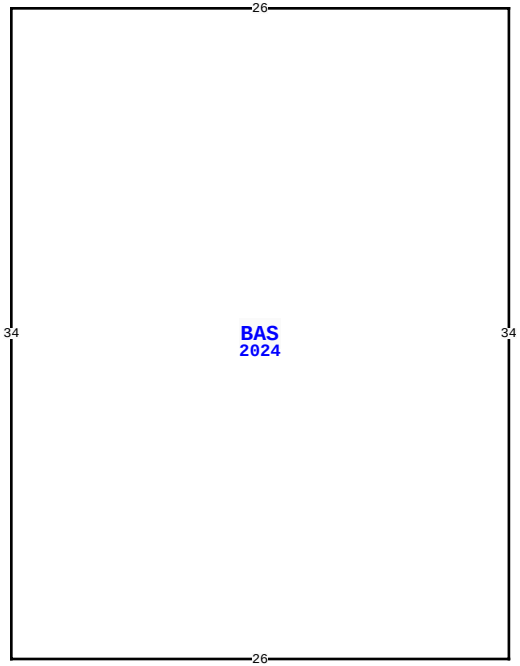
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	2024	884	21,196
TOTALS	884			884	21,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	884	62.1000	24.22	21,410	2025	2025	0	0	0	1.00	99.00

3 GARAGE RES 100% - 2026 Heated Area: 884 HX Base Yr 2019



46501 MIDDLE RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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2123/1053	5/26/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: BOLGER ADAM ROY & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S34 W26 N34 $
.

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 07/01/2025 BY TW Total Acres: 3.77 Total Land Value: 131,950 Market: 0 Agricultural: 0 Common: 131,950 PRINTED 07/09/2026 BY SYS