LOT 2
IN OR 2189/200
MILLS CORNER PBK 8/271

BARTON DAVID
46142 MIDDLE ROAD
CALLAHAN, FL 32011

2026

34-3N-25-0121-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

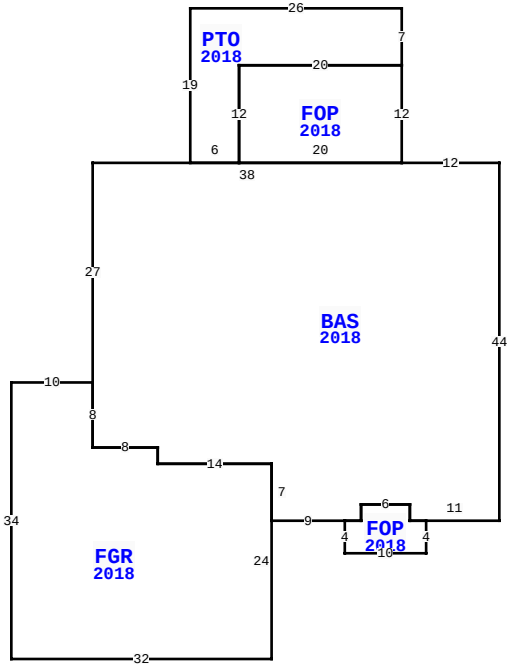
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	5019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2018	2,018	349,810
FGR	884	55	2018	486	84,246
FOP	52	30	2018	16	2,773
FOP	240	30	2018	72	12,480
PTO	254	5	2018	13	2,253
TOTALS	3,448			2,605	451,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,605	110.2080	182.95	476,585	2018	2018	0	0	0	5.25	94.75

1 SFR CUST 100% - 2019 Heated Area: 2018 HX Base Yr 2019



46142 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		451,564
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,560
TOTAL MARKET VALUE		517,124
SOH/AGL Deduction		291,764
ASSESSED VALUE		225,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,949
TOTAL JUST VALUE		517,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012128	CO ISSUED	0	12/12/2018
18003909	NEW CONSTR	386,813	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0200	4/03/2018	SW	Q	V	01	38,500

GRANTOR: RAYDIENT LLC
GRANTEE: BARTON DAVID

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N12 PTO=[YR=2018] N7 W26 S19 E6 N12 E20$ W20 S12 E20$ W38 S27 FGR=[YR=2018] W10 S34 E32 N24 W14 N2 W8 N8$ S8 E8 S2 E14 S7 E9 FOP=[YR=2018] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 N44$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	44,000.00	44,000.00	65,560							

REVIEW DATE 03/30/2026 BY TWA Total Acres: 1.49 Total Land Value: 65,560 Market: 0 Agricultural: 0 Common: 65,560 PRINTED 07/09/2026 BY SYS