PT OF THE WILLIAM GIBSON GRANT
IN SEC 37-1N-25E
IN OR 2053/1737

SWANSTROM CHRISTINA R & JOSHUA
54023 GRAY ROCK LN
CALLAHAN, FL 32011

2026

37-1N-25-0000-0010-0310

BUILDING CHARACTERISTICS

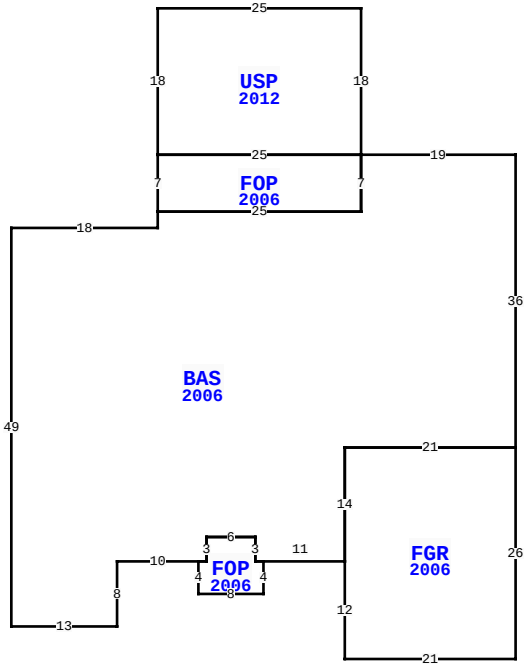
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,555	100	2006	2,555	323,007
FGR	546	55	2006	300	37,926
FOP	50	30	2006	15	1,896
FOP	175	30	2006	52	6,574
USP	450	30	2012	135	17,067
TOTALS	3,776			3,057	386,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,057	106.0668	147.43	450,694	2006	2006	0	0	0	14.25	85.75

1 SNGL FAM 100% - 2017 Heated Area: 2555 HX Base Yr 2017



54023 GRAY ROCK LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		410,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		129,500
TOTAL MARKET VALUE		540,318
SOH/AGL Deduction		301,190
ASSESSED VALUE		239,128
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,717
TOTAL JUST VALUE		540,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003437	GARAGE	0	03/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2053/1737	4/28/2016	SW	U	I	12	209,300
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: SWANSTROM CHRISTINA						
2020/0911	12/28/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 USP=[YR=2012] N18 W25 S18 E25$
FOP=[YR=2006] W25 S7 E25 N7 $ S7 W25 S2 W18 S49 E13 N8 E10
FOP=[YR=2006] S4 E8 N4 W1 N3W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2006] S12 E21 N26 W21 S14$ N14 E21 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
1	000100	C	RES	100	0005	OR	0.00	0.00	3.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	129,500							

REVIEW DATE 01/05/2023 BY KW Total Acres: 3.70 Total Land Value: 129,500 Market: 0 Agricultural: 0 Common: 129,500 PRINTED 07/09/2026 BY SYS

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2026

37-1N-25-0000-0010-0310

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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

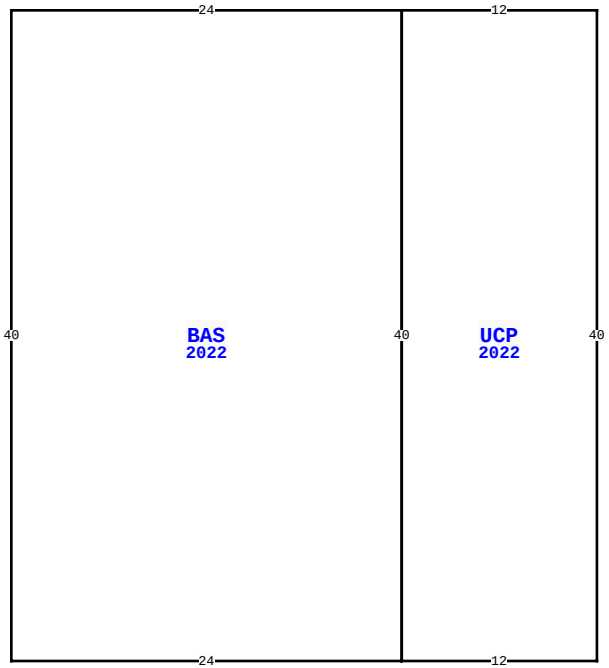
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2022	960	22,134
UCP	480	20	2022	96	2,214
TOTALS	1,440			1,056	24,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,056	60.9500	23.77	25,101	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2017 Heated Area: 960 HX Base Yr 2017



54023 GRAY ROCK LN, CALLAHAN

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GRANTEE: DEUTSCHE BANK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W12 BAS=[YR=2022] W24 S40 E24 N40$ S40 E12 N40$.

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

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