PT OF S1/2 OF LOT 1 (S-3)
IN OR 2576/1234
FLA LAND SYNDICATE SUB PB 0/42

HANSON MARK
54002 WIND CHIME LANE
CALLAHAN, FL 32011

2026

37-1N-25-2940-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

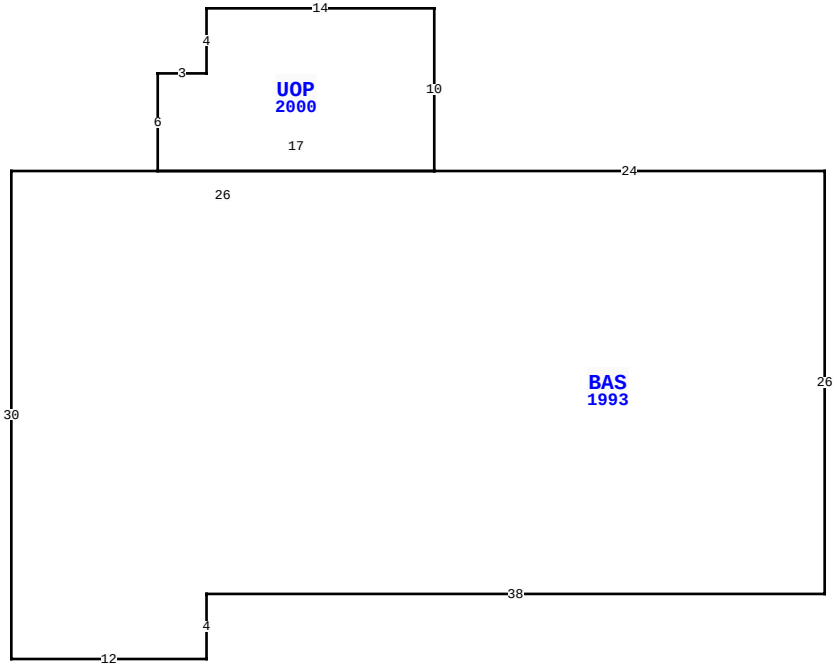
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1993	1,348	180,227
UOP	158	20	2000	32	4,278
TOTALS	1,506			1,380	184,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,380	137.6596	144.54	199,465	1961	2010	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2023 Heated Area: 1348 HX Base Yr



54002 WIND CHIME LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	184,505
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,375
TOTAL MARKET VALUE	230,880
SOH/AGL Deduction	0
ASSESSED VALUE	230,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,880
TOTAL JUST VALUE	230,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,491

WD STUCCO- BRICK APPEARANCE
KB 2/9/21 HOME COMPLETELY REMODELED 2020 NEW CABIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3232	H/AC	2,300	12/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/1234	6/09/2022	WD	Q	I	01	240,000
GRANTOR: WELLS TRAVIS &						
GRANTEE: HANSON MARK						
2333/1320	1/20/2020	TD	Q	I	01	175,000
GRANTOR: FL LAND TRST NO 54002						
GRANTEE: WELLS TRAVIS & ALLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=2000] N10 W14 S4 W3 S6 E17 $ W26 S30 E12 N4 E38 N26 $.

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	0	0006	OR	0.00	0.00	0.53	AC		1.00	1.00	1.75	50,000.00	87,500.00	46,375							

REVIEW DATE 09/21/2023 BY KW Total Acres: 0.53 Total Land Value: 46,375 Market: 0 Agricultural: 0 Common: 46,375 PRINTED 07/09/2026 BY SYS