TRACT 37
IN OR 2574/729
ESMT OR 1533/571

PENNINGTON JACOB & ANSLEY
54126 CYNTHIA AVENUE
CALLAHAN, FL 32011

2026

37-1N-25-296C-0037-0000

BUILDING CHARACTERISTICS

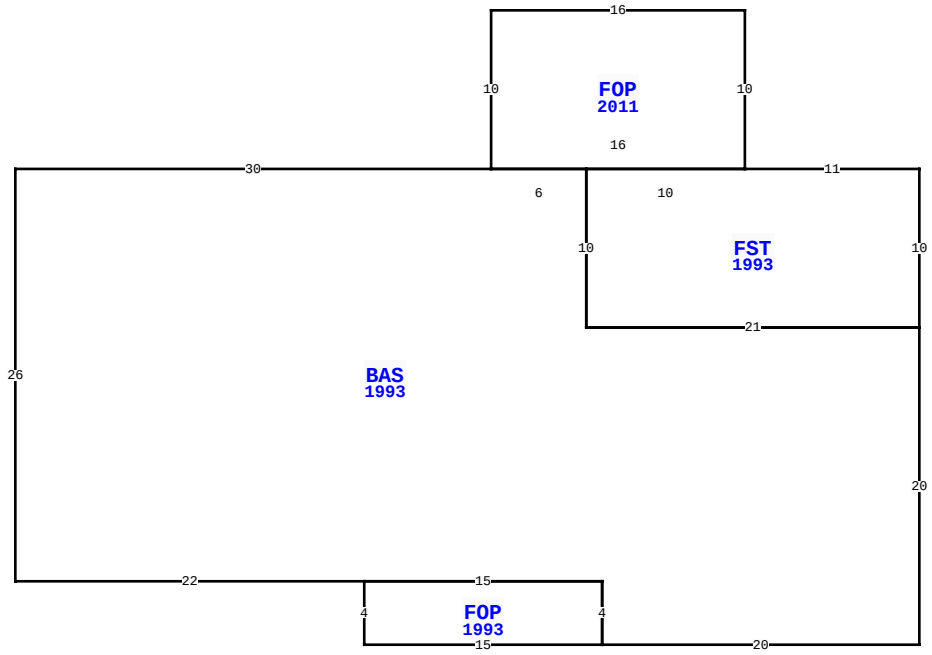
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	30	VINYL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,352	100	1993	1,352	157,855
FOP	60	30	1993	18	2,102
FOP	160	30	2011	48	5,605
FST	210	55	1993	116	13,544
TOTALS	1,782			1,534	179,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,534	138.0519	144.95	222,353	1971	2000	0	0	0	19.45	80.55

1 SINGLE FAM 100% - 2023 Heated Area: 1352 HX Base Yr 2023



54126 CYNTHIA AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		179,105
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		232,065
SOH/AGL Deduction		14,727
ASSESSED VALUE		217,338
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,927
TOTAL JUST VALUE		232,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3355	N/A	3,400	05/05/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2574/0729	6/28/2022	WD	Q	I	01	285,900
GRANTOR: HOMEPOINT HOLDINGS LL						
GRANTEE: PENNINGTON JACOB &						
2544/1109	2/28/2022	WD	Q	I	01	186,500
GRANTOR: FREIDLY CHRISTOPHER &						
GRANTEE: HOMEPOINT HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 FOP=[YR=2011] N10 W16 S10 BAS=[YR=1993] W30 S26 E22 FOP=[YR=1993] S4 E15 N4 W15$ E15 S4 E20 N20 W21 N10 W6$ E16$ W10 S10 E21 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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		RM	182.00	306.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS