LOT W
IN OR 836/1312
NASSAU VILLAGE 5 UNR

ZOLLER PHILLIP L & CHRISTINE F
54031 EDWARDS LANE
CALLAHAN, FL 32011

2026

37-1N-25-299E-000W-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

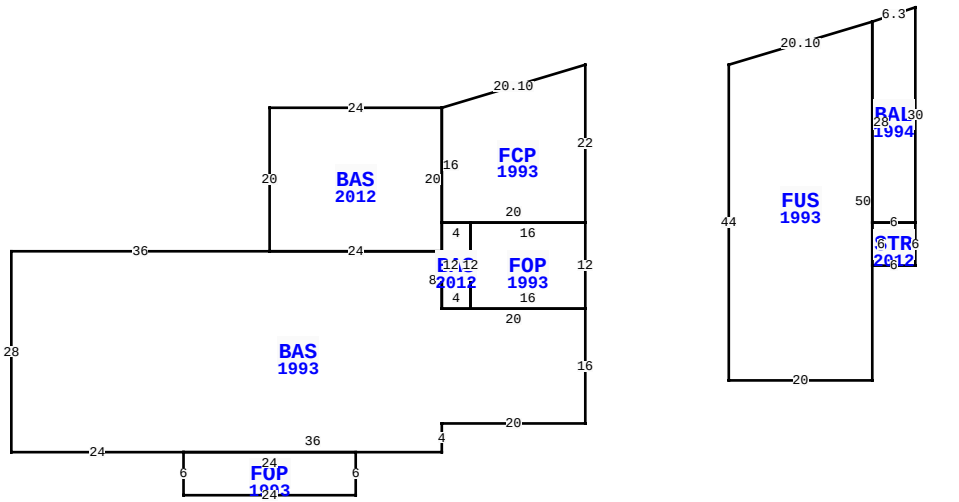
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	174	15	1994	26	2,564
BAS	2,000	100	1993	2,000	197,198
BAS	48	100	2012	48	4,733
BAS	480	100	2012	480	47,328
FCP	380	25	1993	95	9,367
FOP	144	30	1993	43	4,240
FOP	192	30	1993	58	5,719
FUS	940	100	1993	940	92,683
STR	36	10	2012	4	395
TOTALS	4,394			3,694	364,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,694	109.1925	114.65	423,517	1982	1996	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2005 Heated Area: 3468 HX Base Yr 2005



54031 EDWARD LN, CALLAHAN

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

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	2.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	3,605	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	28.00	28.00	100	1992	1992	3	20	3,226	
4	0681	POLE SHED	0	100	7	24	168.00	SF	15.00	15.00	100	1992	1992	3	20	504	
5	0940	SHEDS/PORT	0	100	28	21	588.00	SF	18.30	18.30	100	1992	1992	3	20	2,152	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1993	1993	05	85	51,000	
12	0911	SCRN RM A	0	100	0	0	1,438.00	SF	18.00	18.00	100	2000	2000	3	20	5,177	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		364,225
TOTAL MARKET OB/XF VALUE		65,664
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		480,889
SOH/AGL Deduction		249,056
ASSESSED VALUE		231,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,422
TOTAL JUST VALUE		480,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001750	REPAIR/RRF	16,327	03/01/2017
17000830	REPAIR/RRF	61,559	02/22/2017
93-00311	SWIM POOL	10,900	07/01/1993
8028	ADDITION	9,900	04/23/1992
7022	XFOB	4,080	02/26/1991
6832	XFOB	4,896	11/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/1312	6/08/1998	WD	U	I	07	100
GRANTOR: FORD CONSUMER FINANCE						
GRANTEE: ZOLLER PHILLIP & CH						
0798/0086	6/30/1997	WD	Q	I	05	132,000
GRANTOR: FORD CONSUMER FINANCE						
GRANTEE: ZOLLER PHILLIP L &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] L20 D6 BAS=[YR=2012] W24 S20BAS=[YR=1993] W36 S28 E24 FOP=[YR=1993] S6E24 N6 W24$ E36 N4 E20 N16 FOP=[YR=1993] N12 W16 BAS=[YR=2012] W4 S12 E4 N12$ S12 E16 $W20 N8 W24$ E24 N20$ S16 E20 N22$ PTR=E20 FUS=[YR=1993] R20 U6 BAL=[YR=1994] R6 U2 S30 STR=[YR=2012] S6 W6 N6 E6$ W6 N28$ S50 W20 N44$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 65,664

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	0006	RM	0.00	0.00	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