LOT 27
IN OR 1635/1269
NASSAU VILLAGE #5 UNR

MULLIS JULIE L
54081 EDWARD LN
CALLAHAN, FL 32011

2026

37-1N-25-299E-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

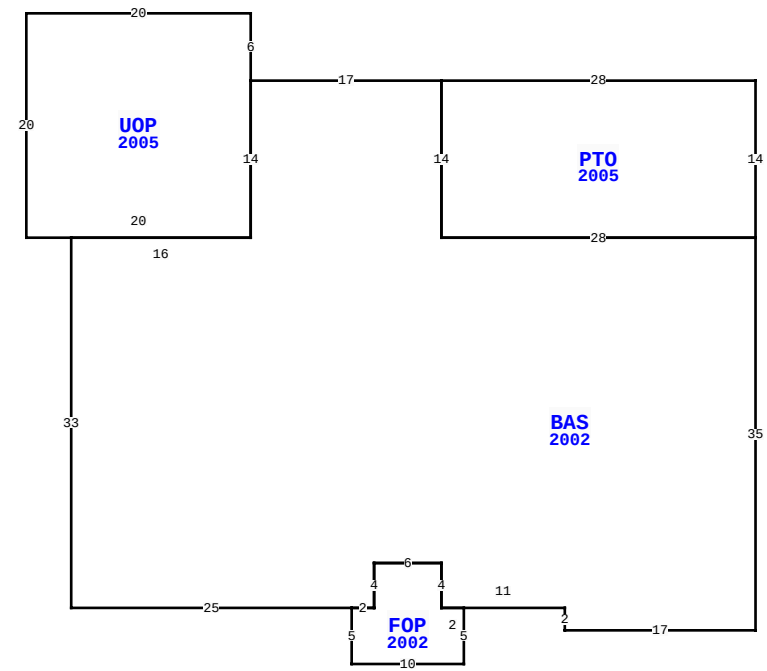
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,261	100	2002	2,261	287,772
FOP	74	30	2002	22	2,800
PTO	392	5	2005	20	2,545
UOP	400	20	2005	80	10,182
TOTALS	3,127			2,383	303,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,383	108.6820	151.07	360,000	2002	2004	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2010 Heated Area: 2261 HX Base Yr 2010



54081 EDWARD LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,300
TOTAL MARKET OB/XF VALUE		47,949
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		402,249
SOH/AGL Deduction		211,069
ASSESSED VALUE		191,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,769
TOTAL JUST VALUE		402,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2300926	REPAIR/RRF	15,000	01/23/2023
21002323	REPAIR/RRF	5,428	02/26/2021
B16450	SWIM POOL	23,825	06/01/2005
B10461	GARAGE	10,560	11/01/2002
E9399	NEW CONSTR	0	04/01/2002
B9446	NEW CONSTR	144,296	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1635/1269	8/13/2009	WD	Q	I	01	215,000
GRANTOR: SWEETMAN JANICE K & M						
GRANTEE: MULLIS HOWARD R & J						
1042/1472	3/11/2002	QC	Q	V	01	100
GRANTOR: SWEETMAN JANICE KAY						
GRANTEE: SWEETMAN JANICE KAY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W28 BAS=[YR=2002] W17 UOP=[YR=2005] N6 W20 S20 E20 N14$ S14 W16 S33 E25 FOP=[YR=2002] S5 E10 N5 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E11 S2 E17 N35 W28 N14$ S14 E28 N14$.

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	2002	2002	3	84	2,940	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	28.00	28.00	100	2002	2002	3	28	2,509	
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 47,949

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	140.00	267.00	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