PT OF FRANCIS WOODS DONATION
SEC 42-2N-25E IN OR 1933/1942

EDWARDS MICHAEL W & MARTY E
55131 EDEN PL
CALLAHAN, FL 32011

2026

42-2N-25-0000-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

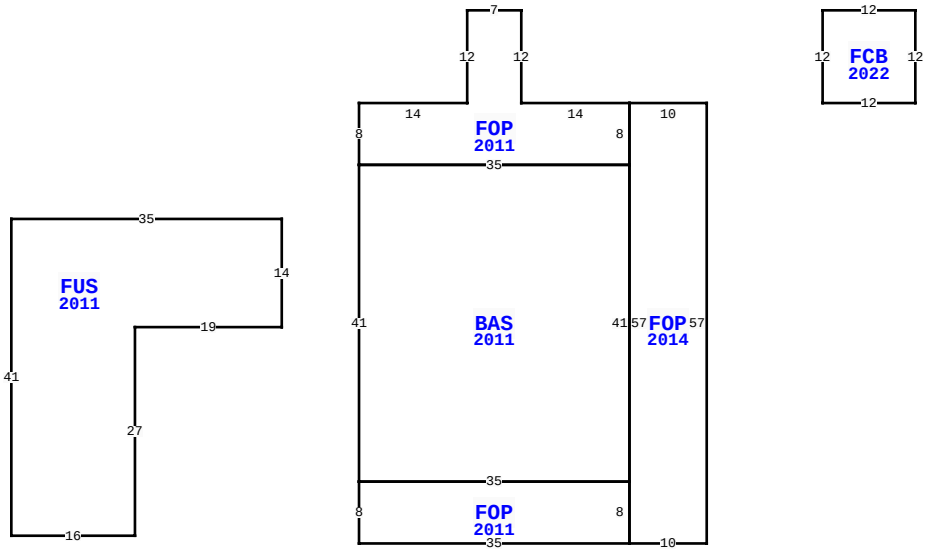
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,435	100	2011	1,435	196,938
FCB	144	30	2022	43	5,902
FOP	280	30	2011	84	11,529
FOP	364	30	2011	109	14,959
FOP	570	30	2014	171	23,468
FUS	922	100	2011	922	126,534
TOTALS	3,715			2,764	379,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,764	105.6000	146.78	405,700	2011	2011	0	0	0	6.50	93.50

1 SNGL FAM 100% - 2012 Heated Area: 2400 HX Base Yr 2012



55131 EDEN PL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		410,423
TOTAL MARKET OB/XF VALUE		55,373
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		545,796
SOH/AGL Deduction		243,080
ASSESSED VALUE		302,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,305
TOTAL JUST VALUE		545,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008183	SWIM POOL	48,500	01/01/2018
B1429350	ADDITION	50,151	09/01/2014
C24687	CO ISSUED	0	10/11/2011
R12692	METAL ROOF	5,000	07/01/2011
M16282	H/AC	0	06/01/2011
E23487	NEW CONSTR	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/1942	8/01/2014	TD	U	I	11	100
GRANTOR: THOMAS WAYNE R TRUSTE						
GRANTEE: EDWARDS MICHAEL WAY						
1906/1374	2/18/2014	QC	U	I	11	100
GRANTOR: THOMAS ELLYNE & MARK						
GRANTEE: EDWARDS MICHAEL WAY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 FOP=[YR=2011] W14 N12 W7 S12 W 14 S8 BAS=[YR=2011] S41 FOP=[YR=2011] S8 E35 N8 W35$ E35 N41 W35$ E35 N8$ S57 E10 N57 PTR= E15 FCB=[YR=2022] E12 N12 W12 S12$ W15$ PTR=S15 W55 FUS=[YR=2011] S14 W19 S27 W16 N41 E35$ N15 E55$.

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	2011	2011	3	93	3,255	
2	0350	CARPORT WD	0	100	37	24	888.00	SF	13.00	13.00	100	2011	2011	3	40	4,618	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 55,373

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	0002	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS

PT OF FRANCIS WOODS DONATION
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

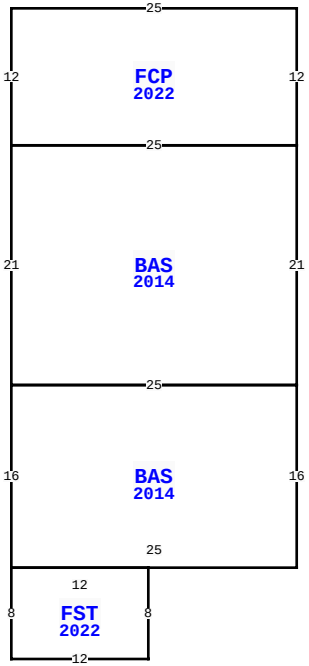
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2014	400	11,811
BAS	525	100	2014	525	15,503
FCP	300	25	2022	75	2,215
FST	96	55	2022	53	1,565
TOTALS	1,321			1,053	31,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,053	87.0366	33.94	35,739	2014	2014	0	0	0	13.00	87.00

2 GARAGE RES 100% - 2012 Heated Area: 925 HX Base Yr 2012



55131 EDEN PL, CALLAHAN

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VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		251,305
TOTAL JUST VALUE		545,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14782	NEW CONSTR	0	05/01/2011
B24687	NEW CONSTR	222,993	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/1942	8/01/2014	TD	U	I	11	100
GRANTOR: THOMAS WAYNE R TRUSTE						
GRANTEE: EDWARDS MICHAEL WAY						
1906/1374	2/18/2014	QC	U	I	11	100
GRANTOR: THOMAS ELLYNE & MARK						
GRANTEE: EDWARDS MICHAEL WAY						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] N12 W25 S12 E25$ BAS=[YR=2014] W25 S21 BAS=[YR=2014] S16 FST=[YR=2022] S8 E12 N8 W12$ E25 N16 W25$ E25 N21 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS