

THOMAS WAYNE R & DANIELLE S
55051 MOSQUITO TRAIL
CALLAHAN, FL 32011

42-2N-25-0000-0011-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 2		6
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE								217,454
TOTAL MARKET OB/XF VALUE								5,693
TOTAL LAND VALUE - MARKET								201,030
TOTAL MARKET VALUE								285,994
SOH/AGL Deduction								140,271
ASSESSED VALUE								145,723
TOTAL EXEMPTION VALUE				HX	HB			51,411
BASE TAXABLE VALUE								94,312
TOTAL JUST VALUE								424,177
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								500,883
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B2301113		REMODEL			15,827		01/25/2023	
R1903556		REPAIR/RRF			9,000		04/09/2019	
E11394		NEW CONSTR			600		07/01/2003	
B11186		XFOB			20,000		05/01/2003	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1635		8/31/2022		QC	U	V	11	100
GRANTOR: THOMAS FAMILY TRUST								
GRANTEE: THOMAS WAYNE & DANI								
0250/0554		10/31/1977		WD	Q	V	01	100
GRANTOR: THOMAS JEWELL (WIDOW)								
GRANTEE: THOMAS WAYNE R & DA								
BUILDING NOTES								
BUILDING DIMENSIONS								
UEP=[YR=2004] W12 FGR=[YR=1993] N3 W25 S26 BAS=[YR=1993] W31 S28 E30 FOP=[YR=1993] S6 E12 N6 W12 \$ E26 N24 UOP=[YR=2003] E12 N7 W12 S7 \$ N4 W25 \$ E25 N23 \$ S20 E12 N20 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
58,400								
4,447								
42,630								
Common: 58,400				PRINTED 07/09/2026 BY SYS				

[illegible]