ALL OF BLOCKS 1 & 3 THRU 12 &
BLOCK 2 LOTS 1 2 3 5 THRU 42 &
ABND R/W PER OR 896/1318

MILLIGAN CARY W L/E/
55101 J DAVIS TRAIL
CALLAHAN, FL 32011

2026

44-2N-25-4050-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

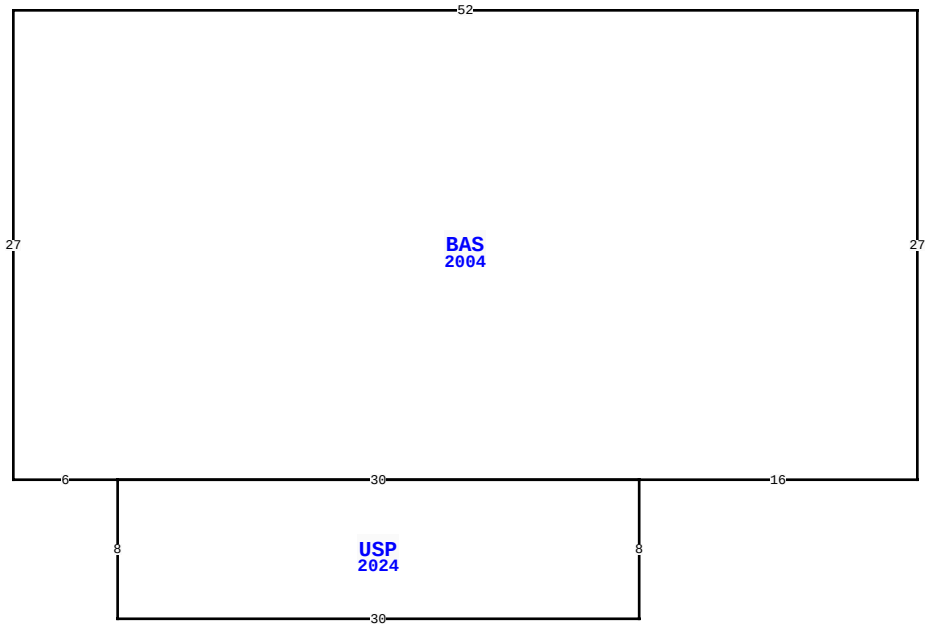
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,404	100	2004	1,404	44,251
USP	240	50	2024	120	3,782
TOTALS	1,644			1,524	48,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,524	123.6000	105.06	160,111	1988	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2005 Heated Area: 1404 HX Base Yr 2005



55101 J DAVIS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	03/20/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,033
TOTAL MARKET OB/XF VALUE		6,076
TOTAL LAND VALUE - MARKET		515,900
TOTAL MARKET VALUE		88,156
SOH/AGL Deduction		28,669
ASSESSED VALUE		59,487
TOTAL EXEMPTION VALUE	HX HB WR	39,487
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		570,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,974

PL SHED (19X32) IS OVER OLD SW/MH STRG @ 55066
1988 CHAMPION _ VIN: 048331C3864(A/B) _ R568118 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/1887	5/31/2023	LE	U	I	11	100
GRANTOR: MILLIGAN CARY						
GRANTEE: AXELROD CHRISTINE A						
0728/1112	4/24/1995	QC	U	V		5,500
GRANTOR: TIITF/STATE OF FLA						
GRANTEE: MILLIGAN CARY & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W52 S27 E6 E30 E16 N27 $
USP=[YR=2024;ORIG=-46,27] E30 S8 W30 N8 $
.

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	0681	POLE SHED	0	100	0	0	900.00	SF	15.00	15.00	100	2006	2006	3	36	4,860	
2	0680	POLE SHED	0	100	32	19	608.00	SF	10.00	10.00	100	2024	1995		20	1,216	

LAND DESCRIPTION

TOTAL OB/XF 6,076

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005500	A	TIMBER 2 N S	0			0.00	0.00	37.90	AC		1.00	1.00	1.00	530.00	530.00	20,087							
3	006000	A	PASTURE - HA	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	370.00	370.00	2,960							
4	009910	M	MARKET VALUE	0			0.00	0.00	45.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	504,900							

REVIEW DATE 02/07/2024 BY KWA Total Acres: 46.90 Total Land Value: 34,047 Market: 504,900 Agricultural: 23,047 Common: 11,000 PRINTED 07/09/2026 BY SYS