PT LOTS 11,12
IN OR 891/1722
(EX PT IN OR 2565/753,758,763

CLARK BARBARA ANN
44282 LEE DRIVE
CALLAHAN, FL 32011

2026

46-2N-25-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

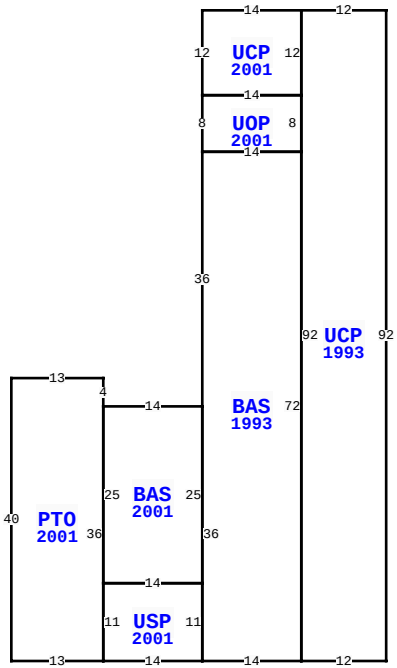
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,008	100	1993	1,008	60,727
BAS	350	100	2001	350	21,086
PTO	520	5	2001	26	1,566
UCP	1,104	20	1993	221	13,314
UCP	168	20	2001	34	2,048
UOP	112	20	2001	22	1,325
USP	154	30	2001	46	2,771
TOTALS	3,416			1,707	102,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,707	80.5600	84.59	144,395	1976	1978	0	0	0	28.78	71.22

1 SINGLE FAM 0% - 0 Heated Area: 1358 HX Base Yr



55407 SHUG RD, 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	135,516
TOTAL MARKET OB/XF VALUE	12,060
TOTAL LAND VALUE - MARKET	202,200
TOTAL MARKET VALUE	168,002
SOH/AGL Deduction	0
ASSESSED VALUE	168,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,002
TOTAL JUST VALUE	349,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12423	GARAGE	0	03/01/2004
MH4240	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0891/1722	7/20/1999	WD	U	V	07	100
GRANTOR: BRANDIES GENE S SR						
GRANTEE: CLARK FRANCIS & BAR						
0862/0911	1/12/1999	WD	Q	V		50,000
GRANTOR: BRANDIES GENE STANLEY						
GRANTEE: CLARK FRANCIS L & B						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 UCP=[YR=2001] W14 S12 UOP=[YR=2001] S8 BAS=[YR=1993] S36 BAS=[YR=2001] W14 PTO=[YR=2001] N4 W13 S40 E13 USP=[YR=2001] E14 N11 W14 S11$ N36$ S25 E14 N25$ S36 E14 N72 W14$ E14N8W14$ E14 N12$ S92 E12 N92$.

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	0202	BARN WD 30	0	0	0	0	4,020.00	SF	15.00	15.00	100	1980	1980	3	20	12,060	

LAND DESCRIPTION

TOTAL OB/XF 12,060

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.26	AC		1.00	1.00	1.00	370.00	370.00	3,426							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.26	AC		1.00	1.00	1.00	20,000.00	20,000.00	185,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.26 Total Land Value: 20,426 Market: 185,200 Agricultural: 3,426 Common: 17,000 PRINTED 07/09/2026 BY SYS

PT LOTS 11,12
IN OR 891/1722
(EX PT IN OR 2565/753,758,763

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

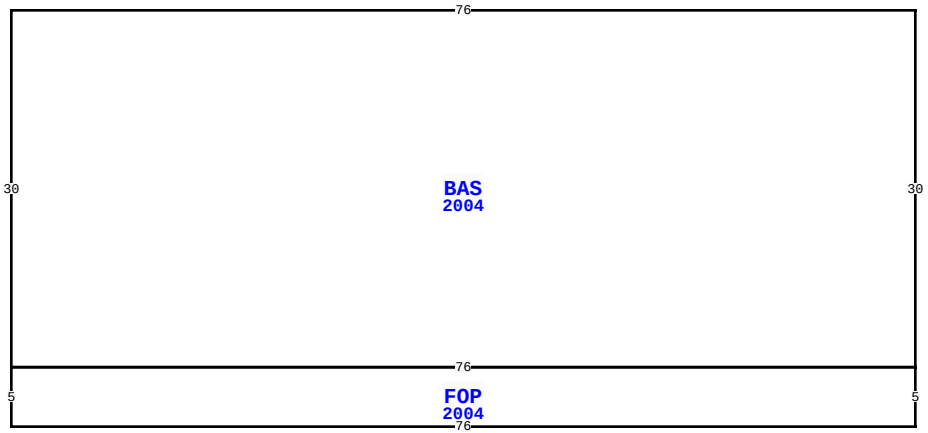
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2004	2,280	31,122
FOP	380	30	2004	114	1,556
TOTALS	2,660			2,394	32,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,394	70.0000	27.30	65,356	1992	1992	0	0	0	50.00	50.00

2 GARAGE RES 0% - 0 Heated Area: 2280 HX Base Yr



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TOTAL JUST VALUE	349,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,149

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SALES DATA

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GRANTOR: BRANDIES GENE S SR						
GRANTEE: CLARK FRANCIS & BAR						
0862/0911	1/12/1999	WD	Q	V		50,000
GRANTOR: BRANDIES GENE STANLEY						
GRANTEE: CLARK FRANCIS L & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S30 FOP=[YR=2004] S5 E76 N5 W76$ E76 N30$.

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 01/01/2023 BY CD Total Acres: 10.26 Total Land Value: 20,426 Market: 185,200 Agricultural: 3,426 Common: 17,000 PRINTED 07/09/2026 BY SYS