PT LOT 12 PAR 2-21
IN OR 1775/1029
ESMT PT OR 1242/920

MOTT KIMBERLY A
55343 SHUG RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

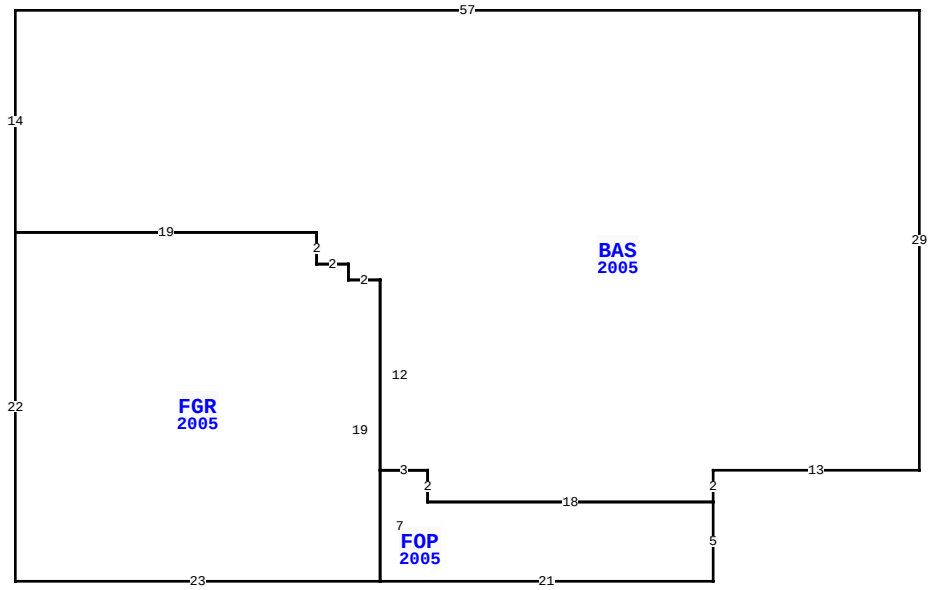
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,354	100	2005	1,354	150,218
FGR	496	55	2005	273	30,288
FOP	111	30	2005	33	3,661
TOTALS	1,961			1,660	184,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,660	117.0750	122.93	204,064	2005	2005	0	0	0	9.75	90.25

1 SINGLE FAM 100% - 2006 Heated Area: 1354 HX Base Yr 2006



55343 SHUG RD, 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		184,168
TOTAL MARKET OB/XF VALUE		54,929
TOTAL LAND VALUE - MARKET		125,650
TOTAL MARKET VALUE		364,747
SOH/AGL Deduction		161,272
ASSESSED VALUE		203,475
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,064
TOTAL JUST VALUE		364,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15402	AG BARN	0	06/01/2005
M9797	H/AC	0	05/01/2005
B15015	NEW CONSTR	125,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1775/1029	1/19/2012	QC	U	I	11	100
GRANTOR: MOTT HOWARD K ETAL						
GRANTEE: MOTT KIMBERLY A						
1365/0377	11/07/2005	WD	Q	I	01	100
GRANTOR: MOTT HOWARD & SANDRA						
GRANTEE: MOTT HOWARD K & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W57 S14 FGR=[YR=2005] S22 E23 FOP=[YR=2005] E21 N5 W18 N2 W3 S7 $ N19 W2 N1 W2 N2 W19 $ E19 S2 E2 S1 E2 S12 E3 S2 E18 N2 E13 N29 $.

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	0530	STBL WD	0	100	48	38	1,824.00	SF	30.00	30.00	100	2005	2005	3	32	17,510	
2	1242	WD DECK A	0	100	0	0	480.00	SF	10.00	10.00	100	2006	2006	3	22	1,056	
3	0201	BARN WD 10	0	100	46	50	2,300.00	SF	17.00	17.00	100	2025	2022		93	36,363	

LAND DESCRIPTION

TOTAL OB/XF 54,929

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	0005	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	125,650							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.59 Total Land Value: 125,650 Market: 0 Agricultural: 0 Common: 125,650 PRINTED 07/09/2026 BY SYS