PT OR 1261/1600
PAR 2 & 3 (EX 3-1 & 3-2)
EX R/W OR 83/219

THOMAS J GLORIA TRUST/THOMAS WAYNE R TRUSTEE UNDER
55051 MOSQUITO TR
CALLAHAN, FL 32011

2026

47-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

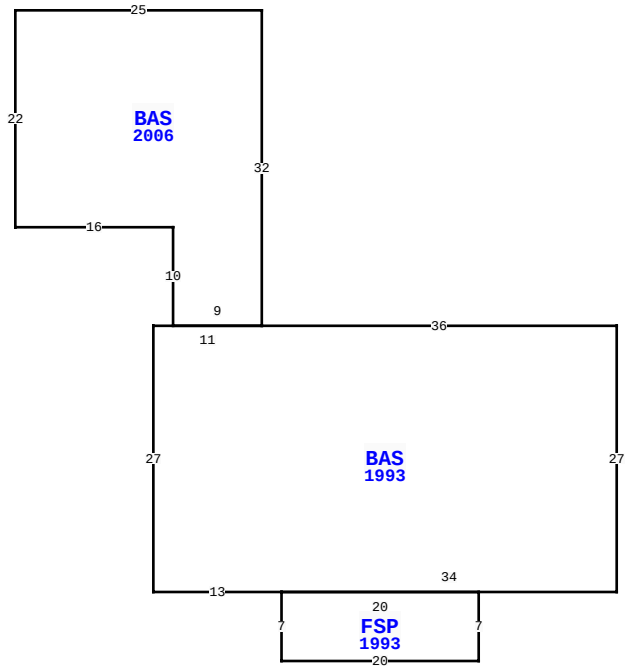
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,269	100	1993	1,269	125,359
BAS	640	100	2006	640	63,223
FSP	140	40	1993	56	5,532
TOTALS	2,049			1,965	194,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,965	124.9402	131.19	257,788	1985	1991	0	0	0	24.70	75.30

1 SINGLE FAM 0% - 2026 Heated Area: 1909 HX Base Yr



450406 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	202,426
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	259,588
TOTAL MARKET VALUE	225,919
SOH/AGL Deduction	0
ASSESSED VALUE	225,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,919
TOTAL JUST VALUE	462,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,411

MISC CC & SHED= NV

ALSO SEE PRCL 47-2N-25-4080-0018-0050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18603	FINAL ON ADDTN	50,800	10/01/2006
B18603	ADDITION	50,800	10/01/2006
M12167	MECH OTHER	0	10/01/2006
P11618	OTHER	0	10/01/2006
R09769	REPAIR/RRF	2,500	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/1600	9/28/2004	PR	Q	I	01	100

GRANTOR: THOMAS SIDNEY E P/R

GRANTEE: THOMAS SIDNEY E TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 BAS=[YR=2006] N32 W25 S22 E16 S10 E9$ W11 S27 E13 FSP=[YR=1993] S7 E20 N7 W20$ E34 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	16.78	AC		1.00	1.00	1.00	530.00	530.00	8,893							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.78	AC		1.00	1.00	1.00	14,600.00	14,600.00	244,988							

REVIEW DATE 01/01/2023 BY CD Total Acres: 17.78 Total Land Value: 23,493 Market: 244,988 Agricultural: 8,893 Common: 14,600 PRINTED 07/09/2026 BY SYS

PT OR 1261/1600
PAR 2 & 3 (EX 3-1 & 3-2)
EX R/W OR 83/219

THOMAS J GLORIA TRUST/THOMAS WAYNE R TRUSTEE UNDER
55051 MOSQUITO TR
CALLAHAN, FL 32011

2026

47-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
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

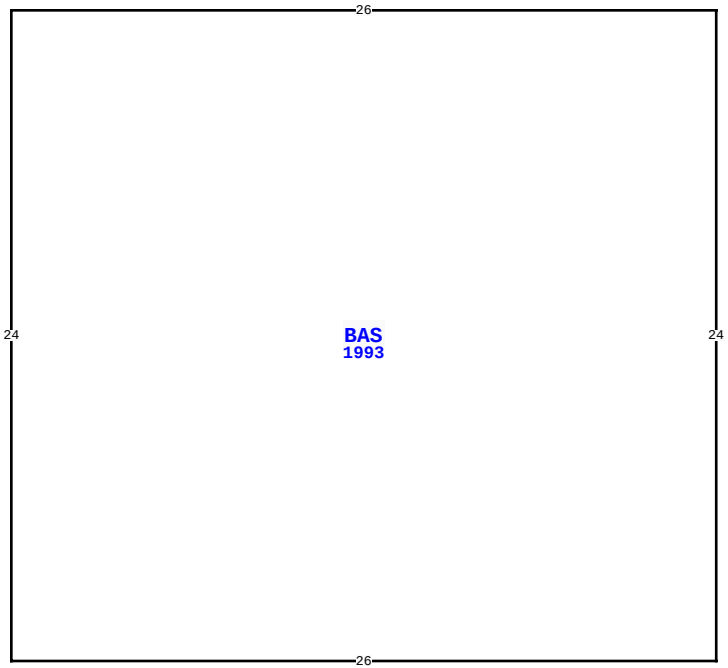
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	8,312
TOTALS	624			624	8,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	68.3100	26.64	16,623	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES 0% - 2026 Heated Area: 624 HX Base Yr



450406 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	10/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	202,426
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	259,588
TOTAL MARKET VALUE	225,919
SOH/AGL Deduction	0
ASSESSED VALUE	225,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,919
TOTAL JUST VALUE	462,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/1600	9/28/2004	PR	Q	I	01	100

GRANTOR: THOMAS SIDNEY E P/R
GRANTEE: THOMAS SIDNEY E TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S24 E26 N24$.

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: 17.78 Total Land Value: 23,493 Market: 244,988 Agricultural: 8,893 Common: 14,600 PRINTED 07/09/2026 BY SYS