PT LOTS 48 & 49
EAST CALLAHAN SUB PBK 1/35
IN OR 2725/1217

HENDERSON ADAM & STEPHANIE
PO BOX 105
CALLAHAN, FL 32011

2026

47-2N-25-0000-0008-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

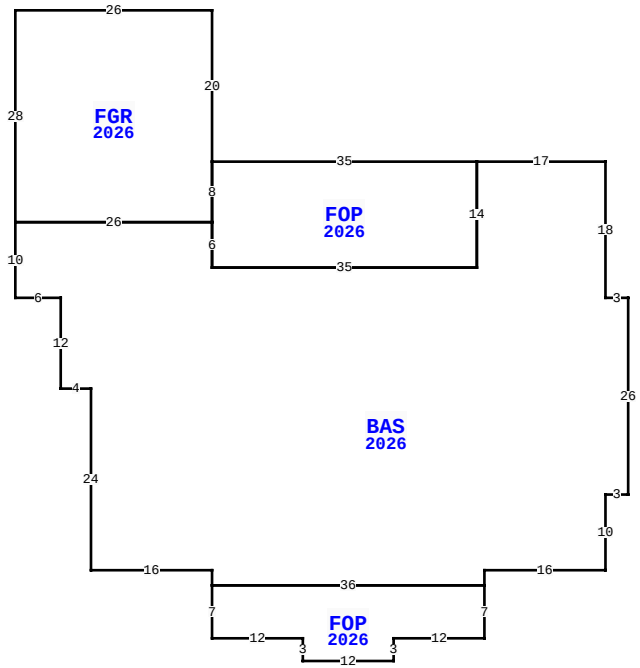
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,352	100	2026	3,352	494,889
FGR	728	55	2026	400	59,056
FOP	288	30	2026	86	12,697
FOP	490	30	2026	147	21,703
TOTALS	4,858			3,985	588,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,985	106.2180	147.64	588,345	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3352 HX Base Yr 2026



45335 HIDE AWAY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		588,345
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		659,345
SOH/AGL Deduction		148,714
ASSESSED VALUE		510,631
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		459,220
TOTAL JUST VALUE		659,345
NCON VALUE		590,345
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003214	PRIVATE PROVIDER	620,731	03/28/2025
B240008277		620,731	07/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/1217	7/09/2024	WD	U	V	11	100
GRANTOR: FACHKO RAYMOND D FAMI						
GRANTEE: HENDERSON ADAM & ST						
2678/478	9/18/2023	WD	U	V	11	100
GRANTOR: FACHKO RAYMOND D FAMI						
GRANTEE: HENDERSON ADAM & ST						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,18] E26 S6 E35 N14 E17 S18 E3 S26 W3 S10 W16 S2 W36 N2 W16 N24 W4 N12 W6 N10 $
FOP=[YR=2026;ORIG=71,24] W35 N6 N8 E35 S14 $
FGR=[YR=2026;ORIG=36,18] W26 N28 E26 S20 S8 $
FOP=[YR=2026;ORIG=36,66] E36 S7 W12 S3 W12 N3 W12 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0007	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	50,000.00	50,000.00	69,000							

REVIEW DATE 06/11/2025 BY TW Total Acres: 1.38 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 07/09/2026 BY SYS