PT OF LOTS 3 4 & 5
IN OR 2733/1143 (EX PT OR 2790/1
SHADY GROVE S/D PBK 6/13

VICTORY VISION INC
P O BOX 1459
CALLAHAN, FL 32011

2026

47-2N-25-720S-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

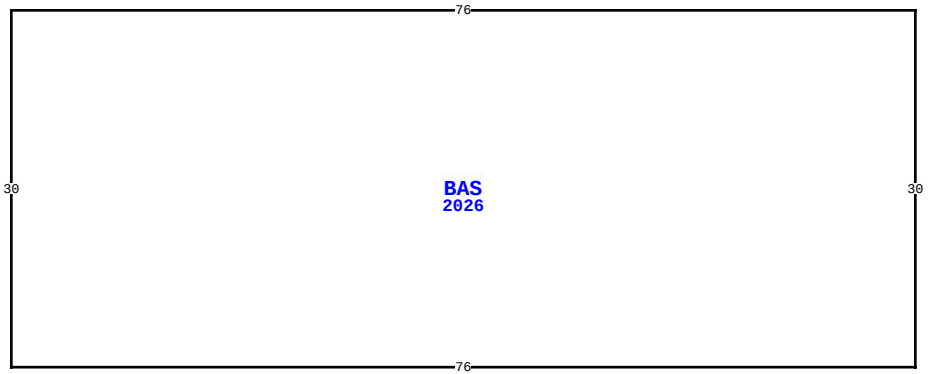
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
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	2,280	100	2026	2,280	235,652
TOTALS	2,280			2,280	235,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.0000	104.40	238,032	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2026 Heated Area: 2280 HX Base Yr



45400 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/13/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	260,085
TOTAL MARKET OB/XF VALUE	55,328
TOTAL LAND VALUE - MARKET	299,300
TOTAL MARKET VALUE	358,573
SOH/AGL Deduction	0
ASSESSED VALUE	358,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,573
TOTAL JUST VALUE	614,713
NCON VALUE	275,172
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002132	2025 LIVE OAK DOU	0	02/28/2025
MH240010123	32*76 4/2 2025 LI	0	09/03/2024
22008159	XFOB	0	05/25/2022
B2306012	AG BARN (24X64)		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/133	2/07/2025	SW	U	I	11	100
GRANTOR: VICTORY VISION INC						
GRANTEE: PRESERVING CALLAHAN						
2733/1143	8/21/2024	SW	U	I	11	100
GRANTOR: PRESERVING CALLAHAN L						
GRANTEE: VICTORY VISION INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S30 W76 N30 $
.

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	0510	GARAGE WD-	0	0	64	26	1,664.00	SF	35.00	35.00	100	2024	2023		95	55,328	

LAND DESCRIPTION

TOTAL OB/XF 55,328

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	0006	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,600.00	14,600.00	36,500							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	370.00	370.00	6,660							
3	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	262,800							

REVIEW DATE 04/21/2026 BY TWA Total Acres: 20.50 Total Land Value: 43,160 Market: 262,800 Agricultural: 6,660 Common: 36,500 PRINTED 07/09/2026 BY SYS

PT OF LOTS 3 4 & 5
IN OR 2733/1143 (EX PT OR 2790/1
SHADY GROVE S/D PBK 6/13

VICTORY VISION INC
P O BOX 1459
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2026

47-2N-25-720S-0005-0020

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

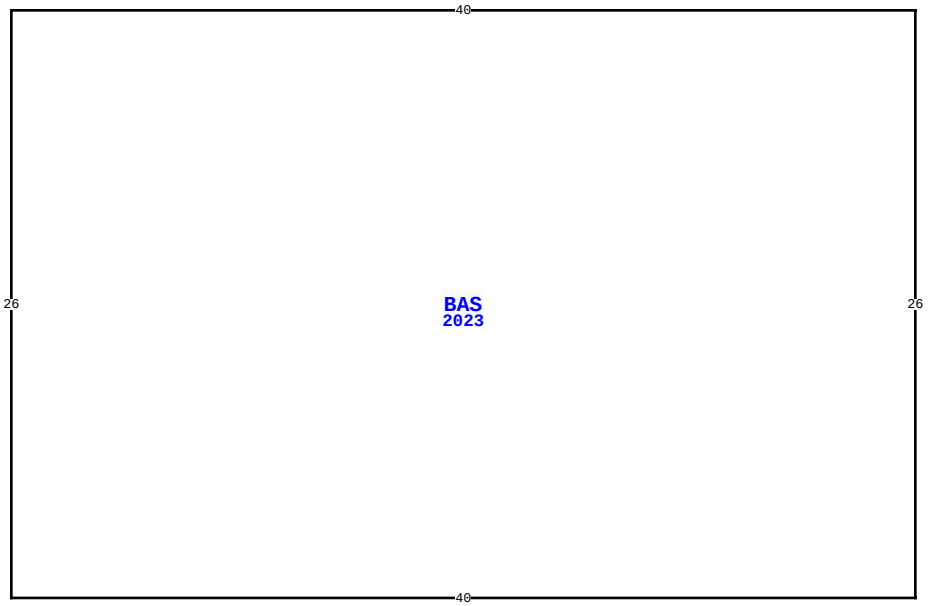
DOR CODE 6000 PASTURELAND 1
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2023	1,040	24,433
TOTALS	1,040			1,040	24,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	24.22	25,189	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 0% - 2026 Heated Area: 1040 HX Base Yr



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GRANTOR: VICTORY VISION INC						
GRANTEE: PRESERVING CALLAHAN						
2733/1143	8/21/2024	SW	U	I	11	100
GRANTOR: PRESERVING CALLAHAN L						
GRANTEE: VICTORY VISION INC						

45400 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	05/13/2025 KBA

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] E40 S26 W40 N26 $
.

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 04/21/2026 BY TWA Total Acres: 20.50 Total Land Value: 43,160 Market: 262,800 Agricultural: 6,660 Common: 36,500 PRINTED 07/09/2026 BY SYS