

PT OF LOT 1
IN OR 2260/1986
SUB OF SEC 49 PB 2/15

CUSHMAN ELVIN W &/CUSHMAN DARRYL L
PO BOX 5021
CALLAHAN, FL 32011

2026

49-2N-25-4100-0001-0091



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1993	1,791	159,972
FGR	676	55	1993	372	33,227
FOP	161	30	1993	48	4,288
FOP	200	30	1993	60	5,359
PTO	266	5	1993	13	1,161
UST	120	45	1993	54	4,823

TOTALS	3,214			2,338	208,830
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0681	POLE SHED	0 100	33	48	1,584.00	SF	15.00	
2	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	
3	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	18.30	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.00

REVIEW DATE	01/09/2023	BY	KWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,338	121.5200	127.60	298,329	1973	1985		0	0	30.00	70.00	
1 SINGLE FAM 100% - 2026 Heated Area: 1791 HX Base Yr 2026													
541848 US HWY 1, CALLAHAN													
BLD DATE: 05/07/2026 MLU													
XF DATE:													
INC DATE:													
LGL DATE:													
LAND DATE:													
AG DATE:													

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
1	0681	POLE SHED	0 100	33	48	1,584.00	SF	15.00	15.00	100	1985	1985	3	20	4,752	
2	1242	WD DECK A	0 100	12	8	96.00	SF	10.00	10.00	100	2002	2002	3	20	192	
3	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	10.00	100	2002	2002	3	20	160	
4	0940	SHEDS/PORT	0 100	20	10	200.00	SF	18.30	18.30	100	1995	1995	3	20	732	

TOTAL OB/XF													5,836		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
04 OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00					

Total Acres:	2.00	Total Land Value:	80,000	Market:	0	Agricultural:	0	Common:	80,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 2				6
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 6				Tax Dist:
BUILDING MARKET VALUE										321,883				
TOTAL MARKET OB/XF VALUE										5,836				
TOTAL LAND VALUE - MARKET										80,000				
TOTAL MARKET VALUE										407,719				
SOH/AGL Deduction										0				
ASSESSED VALUE										407,719				
TOTAL EXEMPTION VALUE										HX HB				51,411
BASE TAXABLE VALUE										356,308				
TOTAL JUST VALUE										407,719				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										387,550				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008772	REPAIR/RRF	27,600	06/08/2022
MH003147	MH MOVE-ON	0	06/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2260/1986	2/08/2019	QC	U	I	11		100
GRANTOR: CUSHMAN ELVIN WILLIAM							
GRANTEE: CUSHMAN ELVIN WILLI							
2183/1541	3/15/2018	WD	U	I	11		100
GRANTOR: CUSHMAN ELVIN WILLIAM							
GRANTEE: CUSHMAN DARRYL & EL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W6 FOP=[YR=1993] N7 W23 PTO=[YR=1993] N7 W19 S5 BAS=[YR=1993] W15 S9 W27 S29 E27 FOP=[YR=1993] E37 N6 W9 S1 W22 N1 W6 S6 \$ N6 E6 S1 E22 N1 E9 N23 W22 N9 \$ S9 E19 N7 \$ S7 E23 \$ W20 S26 E26 N26 \$ PTR= E15 UST=[YR=1993] E10 S12 W10 N12 \$ W15 \$.									

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