PT OF LOT 1
IN OR 2765/1924 AS TO PAR 1
SUB OF SEC 49 PB 2 PG 15

CARVER RUTH ANN L/E/
PO BOX 494
CALLAHAN, FL 32011

2026

49-2N-25-4100-0001-0092

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

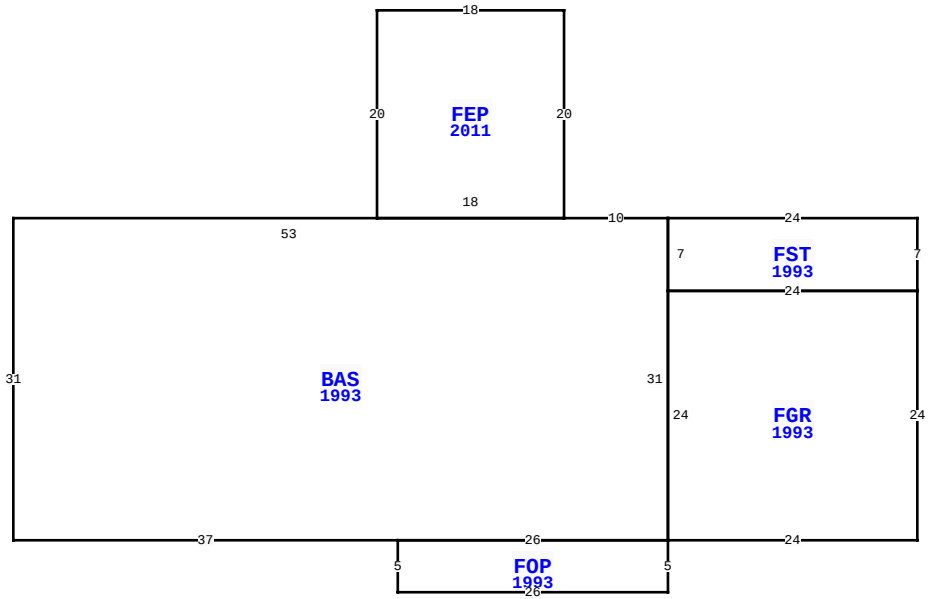
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1993	1,953	220,772
FEP	360	80	2011	288	32,556
FGR	576	55	1993	317	35,834
FOP	130	30	1993	39	4,408
FST	168	55	1993	92	10,400
TOTALS	3,187			2,689	303,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	120.4800	167.47	450,327	1973	1980	0	0	0	32.50	67.50

1 SNGL FAM 100% - 0 Heated Area: 1953 HX Base Yr 1974



541890 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		303,971
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		353,971
SOH/AGL Deduction		205,871
ASSESSED VALUE		148,100
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		91,689
TOTAL JUST VALUE		353,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5608	NEW CONSTR	19,380	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2765/1924	1/28/2025	LE	U	I	11	100
GRANTOR: CARVER RUTH ANN						
GRANTEE: RC PROTECTION TRUST						
2764/210	1/28/2025	QC	U	I	11	100
GRANTOR: CARVER RAYMOND II						
GRANTEE: CARVER RUTH ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W24 BAS=[YR=1993] W10 FEP=[YR=2011] N20 W18 S20 E18 $ W53 S31 E37 FOP=[YR=1993] S5 E26 N5 FGR=[YR=1993] E24 N24 W24 S24 $ W26 $ E26 N31 $ S7 E24 N7 $.

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	000100	C	RES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS