

PT OF LOT 13
IN OR 2771/1102
SUB OF SEC 49 PB 2/15

THAGARD ALEXIS C L/E/
541787 US HWY 1
CALLAHAN, FL 32011

2026

49-2N-25-4100-0013-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
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	1,022	100	1993	1,022	95,118
FOP	40	30	1993	12	1,117
FST	200	55	1993	110	10,238
FST	220	55	1993	121	11,261
UGR	576	45	1993	259	24,105
UST	90	45	1993	40	3,722

TOTALS	2,148			1,564	145,561
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	5.00
2	0350	CARPORT WD	0	100	40	11	440.00	SF	13.00
3	0681	POLE SHED	0	100	40	10	400.00	SF	15.00
4	0752	USP	0	100	16	14	224.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.50
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.50
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00

REVIEW DATE	01/01/2023	BY	CD
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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	1,564	112.2000	117.81	184,255	1930	1970		0	0	21.00	79.00	
1 SINGLE FAM 100% - 0 Heated Area: 1022 HX Base Yr 2000													
541787 US HWY 1, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 03/26/2025 MLU KBA													

TOTAL OB/XF 4,216													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	5.00	5.00	100	1965	1965
2	0350	CARPORT WD	0	100	40	11	440.00	SF	13.00	13.00	100	1965	1965
3	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	1965	1965
4	0752	USP	0	100	16	14	224.00	SF	15.00	15.00	100	1980	1980

TOTAL OB/XF 4,216													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.50	AC		1.00	1.00
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.50	AC		1.00	1.00
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00

Total Acres:	9.00	Total Land Value:	27,660	Market:	160,000	Agricultural:	2,660	Common:	25,000
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NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					145,561				
TOTAL MARKET OB/XF VALUE					4,216				
TOTAL LAND VALUE - MARKET					185,000				
TOTAL MARKET VALUE					177,437				
SOH/AGL Deduction					109,863				
ASSESSED VALUE					67,574				
TOTAL EXEMPTION VALUE					HX HB WX SX 67,574				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					334,777				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					344,285				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2771/1102	2/19/2025	WD	U	I	11	100			
GRANTOR: THAGARD ALEXIS C									
GRANTEE: PEEPLES LISA									
2424/0328	12/15/2020	WD	U	I	11	100			
GRANTOR: THAGARD ALEXIS C									
GRANTEE: PEEPLES LISA & ROBE									

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=1993] W24 FST=[YR=1993] W10 BAS=[YR=1993] W12 UST=[YR=1993] W10 S9 E10 N9\$ S9 W10 S23 W7 S8 E7 S8 FST=[YR=1993] S10 E22 N10 W22\$ E22 N24 FOP=[YR=1993] E10 N4 W10 S4\$ N24 \$ S20 E10 N20\$ S24 E24 N24\$.									