LOT 26
PT OR 1838/1805
J P PAGE SUB PB 3/20

PATRICK ADRIAN LEE III
PO BOX 813
CALLAHAN, FL 32011

2026

51-2N-25-4170-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

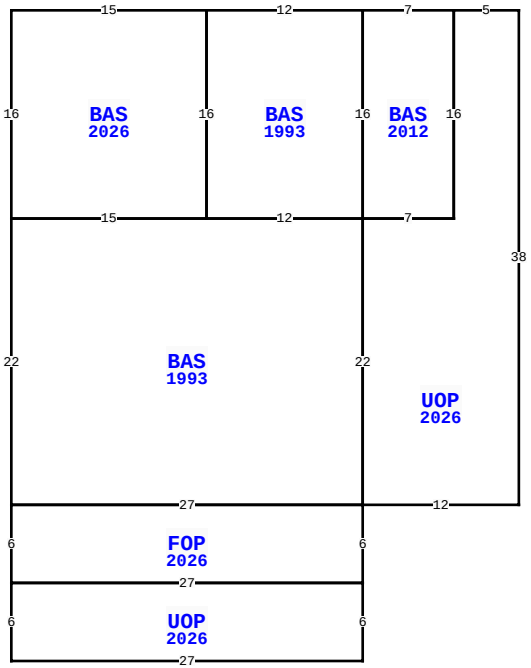
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1993	192	18,765
BAS	594	100	1993	594	58,055
BAS	112	100	2012	112	10,946
BAS	240	100	2026	240	23,456
FOP	162	30	2026	49	4,789
UOP	162	20	2026	32	3,127
UOP	344	20	2026	69	6,743
TOTALS	1,806			1,288	125,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,288	121.6800	127.76	164,555	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 0 Heated Area: 1138 HX Base Yr



45042 EVELYN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	125,885
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	151,385
SOH/AGL Deduction	18,941
ASSESSED VALUE	132,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,444
TOTAL JUST VALUE	151,385
NCON VALUE	17,811
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,375

SFR IS BEING EXTENSIVELY BEING REMODELED: EXT + IN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230015068	NEW SIDING ON SFR	1,000	11/22/2023
B230015067	DEMO -SHED	100	11/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1838/1805	2/05/2013	QC	U	I	11	100
GRANTOR: WOMAC WARREN THOMAS						
GRANTEE: PATRICK ADRIAN LEE						
1463/1866	12/07/2006	WD	Q	I	06	7,000
GRANTOR: BRADDOCK EVERETT L &						
GRANTEE: WOMACK WARREN						

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=1993;ORIG=-19,16] W15 S22 E27 N22 W12 $
BAS=[YR=2026;ORIG=-19,16] W15 N16 E15 S16 $
BAS=[YR=1993;ORIG=-7,0] W12 S16 E12 N16 $
BAS=[YR=2012;ORIG=0,0] W7 S16 E7 N16 $
FOP=[YR=2026;ORIG=-34,38] E27 S6 W27 N6 $
UOP=[YR=2026;ORIG=-34,44] E27 S6 W27 N6 $
UOP=[YR=2026;ORIG=-7,38] E12 N38 W5 S16 W7 S22 $
.

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
1	000100	C	RES	0	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 06/11/2025 BY TW Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS