LOTS 12 & 13
BRANDIES ADD TO CALLAHAN
PB 2/23

SCH HERITAGE LLC
541669 US 1
CALLAHAN, FL 32011

2026

51-2N-25-4180-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

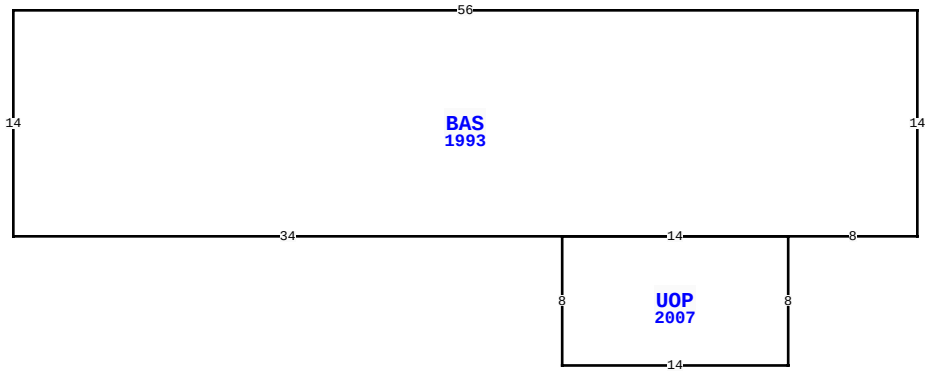
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	19,992
UOP	112	25	2007	28	714
TOTALS	896			812	20,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	812	100.0000	85.00	69,020	1983	1988	0	0	0	70.00	30.00

1 M/H 93- 0% - 2023 Heated Area: 784 HX Base Yr



45056 RHODEN LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	154,806
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	217,806
SOH/AGL Deduction	0
ASSESSED VALUE	217,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,806
TOTAL JUST VALUE	217,806
NCON VALUE	134,100
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,164

SW/MH VIN: FDGA214145 __ TITLE : 20466751 RP: 1081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1087	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1078	8/26/2022	WD	U	I	11	100
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W56 S14 E34 E14 E8 N14 $
UOP=[YR=2007;ORIG=-22,14] S8 E14 N8 W14 $
.

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	0	0005	CI	150.00	160.00	24,000.00	SF		1.00	1.00	0.50	5.25	2.63	63,000							

REVIEW DATE 12/11/2025 BY KW Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/09/2026 BY SYS

LOTS 12 & 13
BRANDIES ADD TO CALLAHAN
PB 2/23

SCH HERITAGE LLC
541669 US 1
CALLAHAN, FL 32011

2026

51-2N-25-4180-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

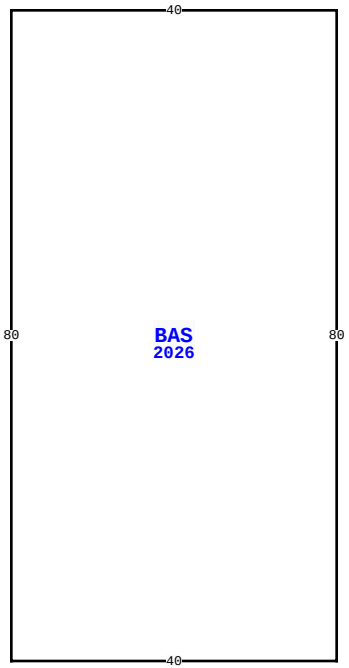
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	2026	3,200	125,294
TOTALS	3,200			3,200	125,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	3,200	79.4976	39.55	126,560	2025	2025	0	0	0	1.00	99.00

2 GARAGE 0% - 2026 Heated Area: 3200 HX Base Yr



45056 RHODEN LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	154,806
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	217,806
SOH/AGL Deduction	0
ASSESSED VALUE	217,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,806
TOTAL JUST VALUE	217,806
NCON VALUE	134,100
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/1087	8/26/2022	SW	U	I	11	100
GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1078	8/26/2022	WD	U	I	11	100
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,-2] E40 S80 W40 N80 $
.

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

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 12/11/2025 BY KW Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/09/2026 BY SYS

LOTS 12 & 13
BRANDIES ADD TO CALLAHAN
PB 2/23

SCH HERITAGE LLC
541669 US 1
CALLAHAN, FL 32011

2026

51-2N-25-4180-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

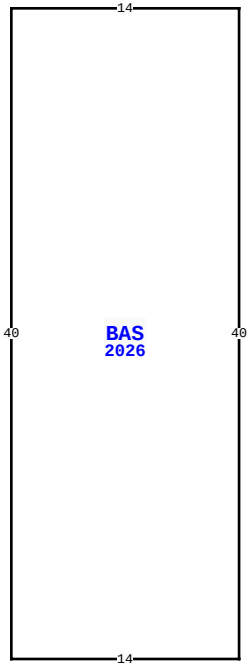
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2026	560	8,806
TOTALS	560			560	8,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	560	43.8900	21.84	12,230	2006	2006	0	0	0	28.00	72.00

3 GARAGE 0% - 2026 Heated Area: 560 HX Base Yr



45056 RHODEN LN, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

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GRANTOR: WILSON MICHAEL & PEGG						
GRANTEE: SCH HERITAGE LLC						
2587/1078	8/26/2022	WD	U	I	11	100
GRANTOR: PICKETT RYAN & AUBREY						
GRANTEE: SCH HERITAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=39,4] E14 S40 W14 N40 $
.

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

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 12/11/2025 BY KW Total Acres: 0.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/09/2026 BY SYS