PT OF SW1/4 OF SEC 5-2N-26E &
PT OF NW1/4 OF SEC 6-2N-26E
BEING PARCEL 1 IN OR 2522/1033

HAGAN HEATHER
451541 SR 200
CALLAHAN, FL 32011

2023

05-2N-26-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

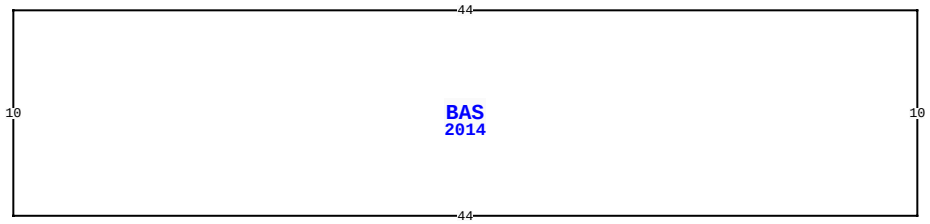
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	11,586
TOTALS	440		440	11,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	440	84.4000	54.86	24,138	2000	2000	0	0	0	52.00	48.00

1 M/H 93- – 0% - 2023 Heated Area: 440 HX Base Yr



451541 SR 200, CALLAHAN

BLD DATE	02/25/2015	PFMC	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,586
TOTAL MARKET OB/XF VALUE	30,824
TOTAL LAND VALUE - MARKET	71,820
TOTAL MARKET VALUE	114,230
SOH/AGL Deduction	0
ASSESSED VALUE	114,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,230
TOTAL JUST VALUE	114,230
NCON VALUE	42,388
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108433	XFOB	0	06/01/2001
E017906	CHNGE SRVC	0	04/01/2001
B0108005	XFOB	0	03/02/2001
B007316	MH MOVE-ON	3,202	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1033	11/23/2021	WD	U	I	11	100
GRANTOR: FINGAR ROBERT						
GRANTEE: FINGAR ROBERT E & H						
1948/1994	11/18/2014	WD	U	I	11	100
GRANTOR: GROUNDWORKS OF PALM B						
GRANTEE: FINGAR ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W44S10E44N10$.

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
1	0443	STK FNC 6'	0	0	0	0	24.00	LF	10.00	10.00	100	2000	2000	3	20	48	
2	0940	SHEDS/PORT	0	0	12	6	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
5	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	55	495	
6	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2000	2000	3	80	2,246	
7	0424	CL FNC 6'	0	0	0	0	1,475.00	LF	20.00	20.00	100	2000	2000	3	55	16,225	
8	1076	TRELLIS A	0	0	0	0	636.00	SF	7.50	7.50	100	2000	2000	3	27	1,288	
9	0525	GAZEBO	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	2000	2000	3	29	1,595	
10	0525	GAZEBO	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2000	2000	3	29	2,900	
11	1242	WD DECK A	0	0	0	0	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	

TOTAL OB/XF 26,469

LAND DESCRIPTION

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	000102	C	SFR/MH	0	0004	CG	0.00	0.00	3.99	AC		1.00	1.00	1.00	18,000.00	18,000.00	71,820							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 3.99 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 08/02/2023 BY SYS

PT OF SW1/4 OF SEC 5-2N-26E &
PT OF NW1/4 OF SEC 6-2N-26E
BEING PARCEL 1 IN OR 2522/1033

HAGAN HEATHER
451541 SR 200
CALLAHAN, FL 32011

2023

05-2N-26-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	02/25/2015	PFMC	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: FINGAR ROBERT E						

BUILDING NOTES

BUILDING DIMENSIONS

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
14	0350	CARPORT WD	0	0	36	24	864.00	SF	13.00	13.00	100	2001	2001	3	20	2,246	
17	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,897.50	1,897.50	100	2000	2000	3	55	2,087	
18	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2001	2001	3	86	22	

LAND DESCRIPTION

TOTAL OB/XF 4,355

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

REVIEW DATE 04/30/2020 BY KBA Total Acres: 3.99 Total Land Value: 71,820 Market: 0 Agricultural: 0 Common: 71,820 PRINTED 08/02/2023 BY SYS