

LOT 88 (EX S-1 & S-2) &
LOT 89 (EX S-1) &
LOT 90 (EX S-1)

TRIM CHARLES A
44208 CAULKINS DR
CALLAHAN, FL 32011

2023

06-1N-25-199S-0088-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2,432	133,383
TOTALS	2,432		2,432	133,383

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	3.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,432	135.0800	94.56	229,970	2005	2005	0	0	42.00	58.00
1 M/H 94+ - 100% - 2007											
Heated Area: 2432											
HX Base Yr 2007											

32

76

32

76

BAS
2006

44208 CAULKINS DR, CALLAHAN	BLD DATE	LGL DATE	05/26/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2005	2005	3	90	3,150	

TOTAL OB/XF									
3,150									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		133,383	
TOTAL MARKET OB/XF VALUE		3,150	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		256,533	
SOH/AGL Deduction		147,127	
ASSESSED VALUE		109,406	
TOTAL EXEMPTION VALUE		HX HB XM	50,000
BASE TAXABLE VALUE		59,406	
TOTAL JUST VALUE		256,533	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0409054	H/AC	0	12/01/2004
MH4471	MH MOVE-ON	0	09/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1289/0975	1/20/2005	WD	U	I	11	135,000	
GRANTOR: T S FUNDING INC							
GRANTEE: TRIM CHARLES A							
1251/0068	8/05/2004	WD	Q	V		25,500	
GRANTOR: HIGGINBOTHAM NORWOOD							
GRANTEE: T S FUNDING INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W76 S32 E76 N32 \$.									