PT OF LOT 12 & 25
IN OR 758/1792
EAST CALLAHAN SUB PBK 1/2 &

FRALICK MARTHA A EST
45001 REVERE STREET
CALLAHAN, FL 32011

2023

28-2N-25-3060-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

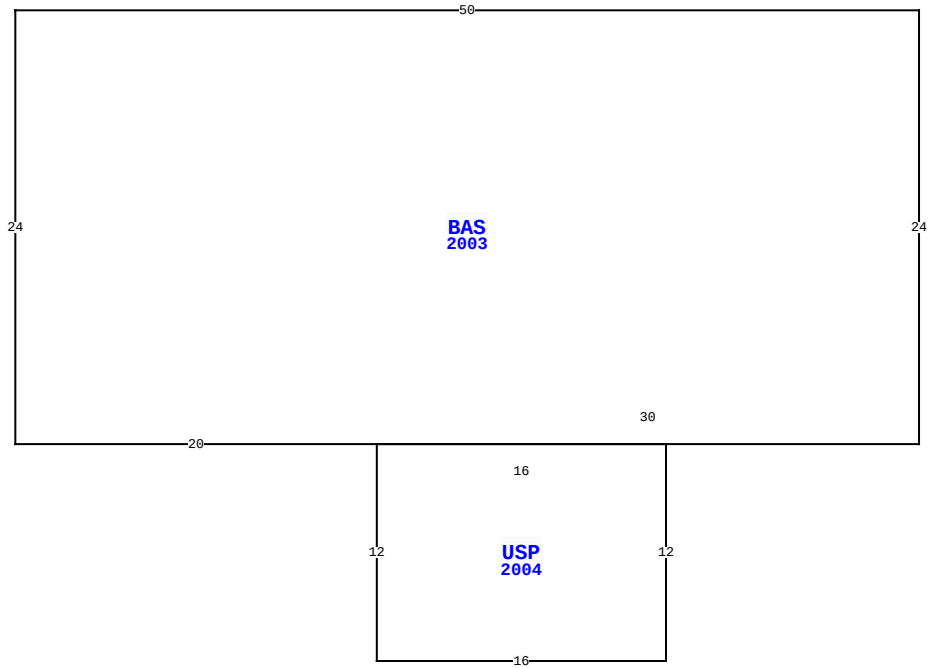
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	20,311
USP	192	50	96	1,625
TOTALS	1,392		1,296	21,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	86.8000	56.42	73,120	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr



45001 REVERE ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	21,936
TOTAL MARKET OB/XF VALUE	6,546
TOTAL LAND VALUE - MARKET	41,300
TOTAL MARKET VALUE	69,782
SOH/AGL Deduction	23,178
ASSESSED VALUE	46,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,604
TOTAL JUST VALUE	69,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4395	MH MOVE-ON	0	05/01/2004
8636	MH MOVE-ON	1,000	08/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/1792	5/06/1996	AD	Q	I		17,000
GRANTOR: MCMAHEL HUGH DALE						
GRANTEE: FRALICK MARTHA A						
0628/0888	6/12/1991	WD	Q	V		6,000
GRANTOR: MOORE CECIL P						
GRANTEE: MCMAHEL HUGH DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W50 S24 E20 USP=[YR=2004] S12 E16 N12 W16$ E30 N24$.

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
2	1242	WD DECK A	0	0	16	14	224.00	SF	10.00	10.00	100	2003	2003	3	22	493	
3	0810	CONCRETE A	0	0	0	0	960.00	SF	6.50	6.50	100	2016	2016	3	97	6,053	

LAND DESCRIPTION

TOTAL OB/XF 6,546

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,300							

REVIEW DATE 09/26/2016 BY KB Total Acres: 1.18 Total Land Value: 41,300 Market: 0 Agricultural: 0 Common: 41,300 PRINTED 08/02/2023 BY SYS