

LOT 3
EX R/W OR 1004/798
QUAIL RIDGE FARMS PB 6/143

COLDWATER ALLEN M
447648 US HWY 301
CALLAHAN, FL 32011

2024

01-1N-24-1790-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	02	2 100
Bathrooms		1 100
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 8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	29,044
TOTALS	768		768	29,044

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	1242	WD DECK A
2	0681	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	768	114.6000	85.95	66,010	1999	1999	0	0	56.00	44.00
1 M/H 94+ - 100% - 2003											
Heated Area: 768											
HX Base Yr 2003											
BAS 2002											

447648 US HWY 301, CALLAHAN											
BLD DATE				LGL DATE				06/13/2023			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

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
1	1242	WD DECK A	0 100	16 8	128.00	SF	10.00	10.00	100	2004	2004	3	22	282	
2	0681	POLE SHED	0 100	18 16	288.00	SF	15.00	15.00	100	2004	2004	3	36	1,555	

TOTAL OB/XF															1,837
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.94	AC		1.00	1.00	1.00	30,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		59,900	
TOTAL MARKET OB/XF VALUE		1,837	
TOTAL LAND VALUE - MARKET		58,200	
TOTAL MARKET VALUE		119,937	
SOH/AGL Deduction		45,724	
ASSESSED VALUE		74,213	
TOTAL EXEMPTION VALUE		HX HB	49,213
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		119,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016219	CARPORT	49,863	10/28/2022
MH003141	MH MOVE-ON	0	07/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/879	3/08/2024	QC	U	I	11	60,000	
GRANTOR: COLDWATER MICHAEL A							
GRANTEE: COLDWATER ALLEN M							
2339/0451	2/08/2020	QC	U	I	11	100	
GRANTOR: ROJICS PEGGY JO							
GRANTEE: COLDWATER ALLEN M &							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2002] W48 S16 E48 N16 \$.															

LOT 3
EX R/W OR 1004/798
QUAIL RIDGE FARMS PB 6/143

COLDWATER ALLEN M
447648 US HWY 301
CALLAHAN, FL 32011

2024

01-1N-24-1790-0003-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	07	NONE 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0200MOBILE HOME			
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	30,857
TOTALS	1,650		1,650	30,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,650	53.9580	18.89	31,168	2022	2022	0	0	1.00	99.00
2 GARAGE RES - 100% - 2003						Heated Area: 1650		HX Base Yr 2003			
30 55 BAS 2022 55 30											
BLD DATE						LGL DATE			06/12/2022		