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

2024

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

NASSAU COUNTY PROPERTY

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

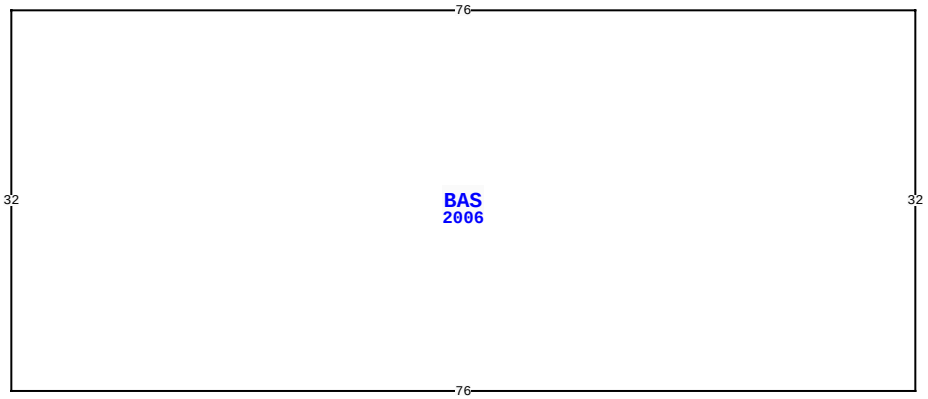
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2,432	137,976
TOTALS	2,432		2,432	137,976

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	101.31	246,386	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 2432 HX Base Yr 2007



44208 CAULKINS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		137,976
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		231,091
SOH/AGL Deduction		118,403
ASSESSED VALUE		112,688
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,688
TOTAL JUST VALUE		231,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,533

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

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S32 E76 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	100	0005	RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS