LOTS 155 & 156
IN OR 1000/1536
1990 PALM DW/MH

RAPP GLENN A & KAREN C
44102 CAULKINS DR
CALLAHAN, FL 32011

2024

06-1N-25-199S-0155-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

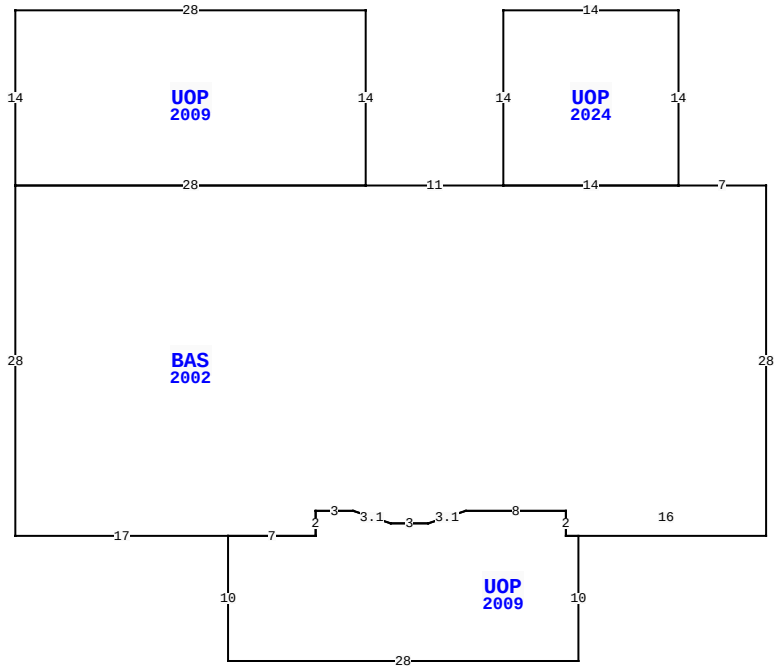
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	40,511
UOP	314	25	78	1,920
UOP	392	25	98	2,412
UOP	196	25	49	1,206
TOTALS	2,548		1,871	46,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,871	117.2000	82.04	153,497	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1646 HX Base Yr 2003



44102 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		46,049
TOTAL MARKET OB/XF VALUE		8,243
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		114,292
SOH/AGL Deduction		62,849
ASSESSED VALUE		51,443
TOTAL EXEMPTION VALUE	HX HB	26,443
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,292
NCON VALUE		1,206
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10978	GARAGE	3,000	04/01/2003
R4941	REPAIR/RRF	2,000	04/01/2003
MH3781	MH MOVE-ON	0	03/01/2002
P5462	NEW CONSTR	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/1536	8/01/2001	WD	Q	V		14,900

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: RAPP GLENN A & KARE

BUILDING NOTES

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	1990	1990	3	68	2,380	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20	13.20	100	1995	1995	3	20	211	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	28.00	28.00	100	2003	2003	3	32	5,161	
4	0810	CONCRETE A	0	100	9	10	90.00	SF	6.50	6.50	100	2004	2004	3	84	491	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W7 W14 W11 W28 S28 E17 E7 N2 E3 D1R3 E3 U1R3 E8 S2 E16 N28 $
UOP=[YR=2009;ORIG=-32,0] N14 W28 S14 E28 $
UOP=[YR=2009;ORIG=-43,28] S10 E28 N10 W1 N2 W8 D1L3 W3 U1L3 W3 S2 W7 $
UOP=[YR=2024;ORIG=-21,0] E14 N14 W14 S14 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,243

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	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS