

LOTS 187 & 188
IN OR 1666/1311
1993 MERI DW/MH

SHEARER MATTHEW A
44100 WILLOW LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0187-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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
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NEIGHBORHOOD/LOC	8007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	40,507
DCK	96	15	14	474

TOTALS	1,292		1,210	40,981
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	24	8			15.00	100	2004
2	0530	STBL WD	0	0	24	16			22.50	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0005	RM	0.00	0.00	1.00	LT	
2	000102	C	SFR/MH	0	0005	RM	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,210	115.2000	80.64	97,574	1993	1998	0	0	58.00	42.00
1 M/H 93- - 0% - 0											
Heated Area: 1196											
HX Base Yr											
BAS 2007											
DCK 2018											

44100 WILLOW LN, CALLAHAN	BLD DATE 03/12/2008	KWJW	LGL DATE	03/13/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
3,744											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		40,981	
TOTAL MARKET OB/XF VALUE		3,744	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		104,725	
SOH/AGL Deduction		28,576	
ASSESSED VALUE		76,149	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		76,149	
TOTAL JUST VALUE		104,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013608	MH MOVE-ON	0	09/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1666/1311	2/22/2010	QC	U	I	11	100	
GRANTOR: SHEARER TERESA A							
GRANTEE: SHEARER MATTHEW A							
0980/1602	4/10/2001	WD	Q	V		13,500	
GRANTOR: HIGGINBOTHAM NORWOOD							
GRANTEE: SHEARER MATTHEW A &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W52 S23 E29 DCK=[YR=2018] S8 E12 N8 W12\$ E23 N23\$.											