LOTS 189 190 191 & 192
IN OR 2242/176
2003 REGE TW/MH

COATS JEREMY & MARY D
44046 WILLOW LN
CALLAHAN, FL 32011

2024

06-1N-25-199S-0189-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

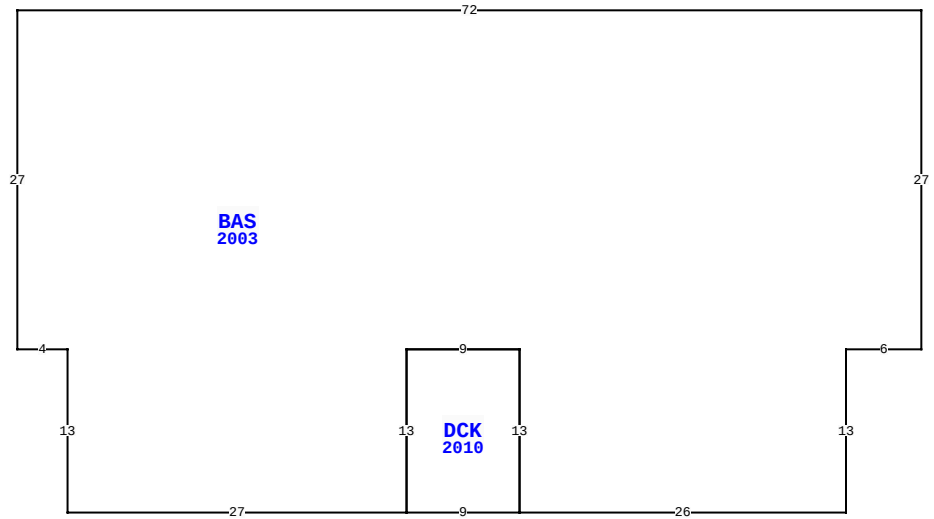
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,633	100	2,633	143,926
DCK	117	15	18	984
TOTALS	2,750		2,651	144,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,651	140.1600	105.12	278,673	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 2633 HX Base Yr 2019



44046 WILLOW LN, 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		144,910
TOTAL MARKET OB/XF VALUE		2,034
TOTAL LAND VALUE - MARKET		108,000
TOTAL MARKET VALUE		254,944
SOH/AGL Deduction		98,616
ASSESSED VALUE		156,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		106,328
TOTAL JUST VALUE		254,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4015	MH MOVE-ON	0	01/01/2003
E10594	NEW CONSTR	0	12/01/2002
P6287	NEW CONSTR	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2242/0176	12/03/2018	WD	Q	I	01	169,000
GRANTOR: LEWIS FITZGERALD E &						
GRANTEE: COATS JEREMY & MARY						
1002/0371	8/09/2001	WD	U	V	09	21,100
GRANTOR: WILLIAMS DOLORES A						
GRANTEE: LEWIS FITZGERALD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W72 S27 E4 S13 E27 DCK=[YR=2010] E9 N13 W9 S13$ N13 E9 S13 E26 N13 E6 N27$.

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	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2003	2003	3	21	716	
2	0473	VF 3 RAIL	0	100	0	0	288.00	LF	7.50	7.50	100	2003	2003	3	61	1,318	

LAND DESCRIPTION

TOTAL OB/XF 2,034

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	4.00	LT		1.00	1.00	0.90	30,000.00	27,000.00	108,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/06/2024 BY SYS