LOT 1
CALLAHAN PINES PB 5/285-286

JOHNSON ERWIN L
45125 KERI BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0001-0000

BUILDING CHARACTERISTICS

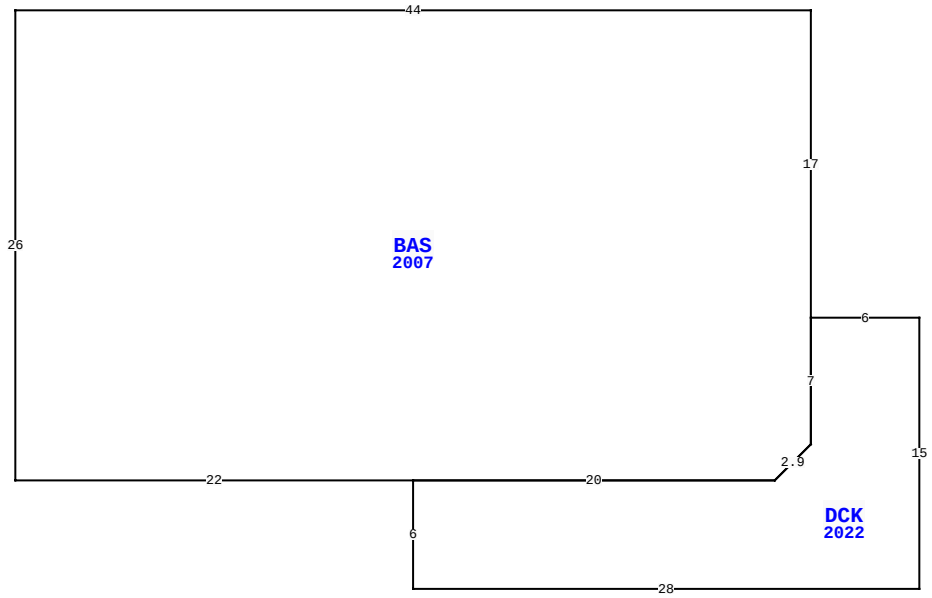
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,142	100	1,142	144,036
DCK	224	15	34	4,288
TOTALS	1,366		1,176	148,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,176	160.1600	120.12	141,261	2005	2010	0	0	105	34.00	105.00

1 M/H 94+ – 100% - 2023 Heated Area: 1142 HX Base Yr 2023



45125 KERI BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,713
TOTAL MARKET OB/XF VALUE		4,843
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		192,456
SOH/AGL Deduction		2,952
ASSESSED VALUE		189,504
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		129,504
TOTAL JUST VALUE		192,456
NCON VALUE		12,677
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4871	CO ISSUED	0	11/01/2006
MH4871	MH MOVE-ON	0	11/01/2006
M12277	MECH OTHER	0	11/01/2006
P11756	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/0473	6/14/2022	WD	Q	I	02	240,000
GRANTOR: SMITH DEREK						
GRANTEE: JOHNSON ERWIN L						
2224/1053	7/31/2018	WD	Q	I	01	125,000
GRANTOR: MOTTER BRADLEY S						
GRANTEE: SMITH DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W44 S26 E22 E20 U2R2 N7 N17 $
DCK=[YR=2022;ORIG=0,17] E6 S15 W28 N6 E20 U2R2 N7 $
.

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	
2	0351	CARPORT MT	1	100	20	18	360.00	SF	10.00	10.00	100	2023	2005		24	864	
3	0351	CARPORT MT	1	100	20	18	360.00	SF	10.00	10.00	100	2023	2005		24	864	

LAND DESCRIPTION

TOTAL OB/XF 4,843

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	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 05/07/2024 BY WWX Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS

LOT 1
CALLAHAN PINES PB 5/285-286

JOHNSON ERWIN L
45125 KERI BLVD
CALLAHAN, FL 32011

2024

13-2N-24-0212-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

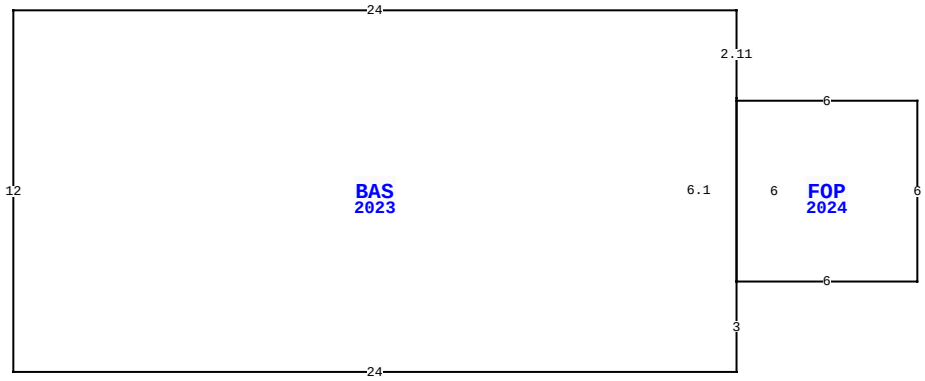
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	8,080
FOP	36	30	11	309
TOTALS	324		299	8,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	299	80.9600	28.34	8,474	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 288 HX Base Yr 2023



45125 KERI BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,713
TOTAL MARKET OB/XF VALUE		4,843
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		192,456
SOH/AGL Deduction		2,952
ASSESSED VALUE		189,504
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		129,504
TOTAL JUST VALUE		192,456
NCON VALUE		12,677
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2571/0473	6/14/2022	WD	Q	I	02	240,000
GRANTOR: SMITH DEREK						
GRANTEE: JOHNSON ERWIN L						
2224/1053	7/31/2018	WD	Q	I	01	125,000
GRANTOR: MOTTER BRADLEY S						
GRANTEE: SMITH DEREK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,28] E24 D2.11R0 D6.1L0 S3 W24 N12 $
FOP=[YR=2024;ORIG=74,31] E6 S6 W6 N6 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/07/2024 BY WWX Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS