LOT 17
IN OR 2102/82
CALLAHAN PINES PB 5/285-286

CALLAHAN JENEE D &/WATKINS JAMES R
45058 GAIL DR
CALLAHAN, FL 32011

2024

13-2N-24-0212-0017-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

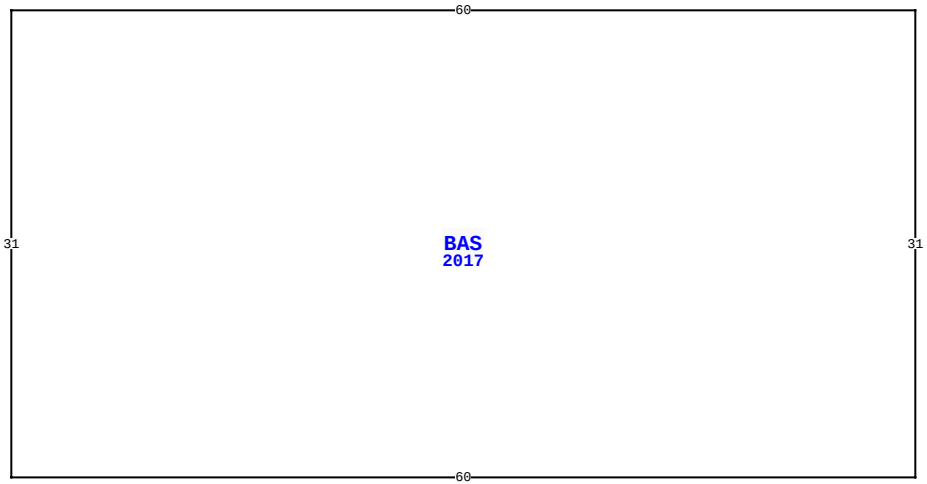
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	190,301
TOTALS	1,860		1,860	190,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	151.5800	113.68	211,445	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2020 Heated Area: 1860 HX Base Yr 2020



45058 GAIL DR, 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		190,300
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		221,200
SOH/AGL Deduction		49,621
ASSESSED VALUE		171,579
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,579
TOTAL JUST VALUE		221,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002990	CO ISSUED	0	06/26/2017
MH992674	MH MOVE-ON	0	01/05/1999
8968	MH MOVE-ON	13,000	07/22/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0082	2/14/2017	WD	Q	I	01	30,000
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: CALLAHAN JENEE D &						
1822/0167	10/31/2012	TX	U	I	11	6,300
GRANTOR: TAX COLLECTOR						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S31 E60 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/06/2023 BY WWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS