PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 2264/1665
(EX PT IN OR 364/783 &

WAY MARIAN W
45022 ARLINE ROAD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0042-0040

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

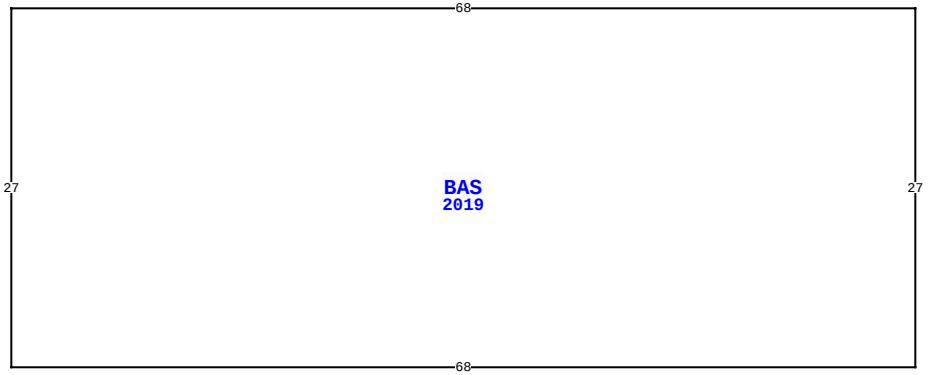
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	153,871
TOTALS	1,836		1,836	153,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	115.2000	86.40	158,630	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1836 HX Base Yr 2022



45056 ARLINE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,871
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,625
TOTAL MARKET VALUE		177,496
SOH/AGL Deduction		53,478
ASSESSED VALUE		124,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,018
TOTAL JUST VALUE		177,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010287	CO ISSUED	0	10/18/2019
19010930	MH MOVE-ON	0	09/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2264/1665	3/08/2019	QC	U	V	11	100
GRANTOR: STEWART SAUNDRA						
GRANTEE: WAY MARIAN W						
2260/0041	3/08/2019	QC	U	V	11	100
GRANTOR: STEWART SAUNDRA						
GRANTEE: WAY MARIAN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W68 S27 E68 N27$.

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
1	000102	C	SFR/MH	100		OR	0.00	0.00	0.45	AC		1.00	1.00	1.50	35,000.00	52,500.00	23,625							

REVIEW DATE 12/29/2022 BY KW Total Acres: 0.45 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 08/06/2024 BY SYS