PT OF NW1/4 OF NW1/4 OF SE1/4
IN OR 2683/1858
PARCELS 98 100 & 102-2

ROBERTS RACHEL & RENO
45292 ARLINE RD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0098-0000

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 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

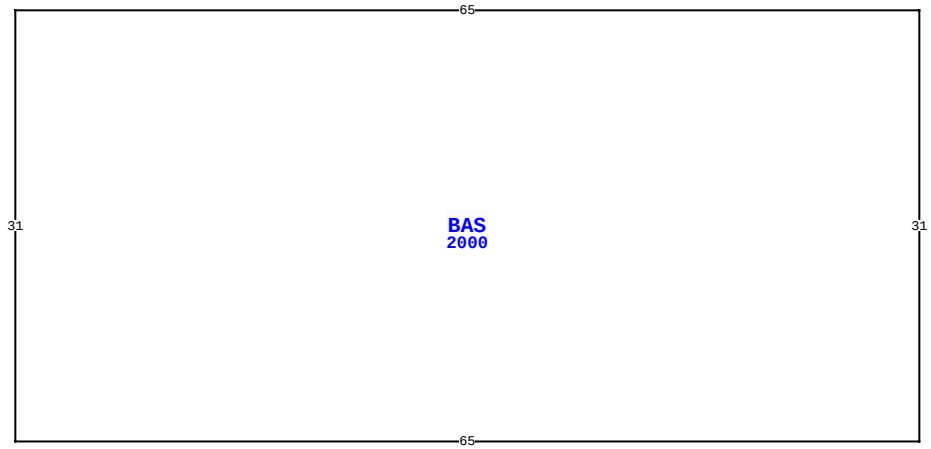
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	169,744
TOTALS	2,015		2,015	169,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	140.4000	105.30	212,180	2000	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2024 Heated Area: 2015 HX Base Yr 2024



45292 ARLINE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,744
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		17,640
TOTAL MARKET VALUE		190,324
SOH/AGL Deduction		0
ASSESSED VALUE		190,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,324
TOTAL JUST VALUE		190,324
NCON VALUE		29,705
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,324

EYB ADJSTD FOR REMODELING: KW 11/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003226	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1858	12/07/2023	SW	Q	I	01	235,000
GRANTOR: 45292 ARLINE RD LAND						
GRANTEE: ROBERTS RACHEL & RE						
2645/1753	5/25/2023	CT	U	I	18	135,300
GRANTOR: CLERK OF COURT						
GRANTEE: 45292 ARLINE RD LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W65 S31 E65 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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		OR	105.00	260.00	0.63	AC		1.00	1.00	0.80	35,000.00	28,000.00	17,640							

REVIEW DATE 11/30/2023 BY KWA Total Acres: 0.63 Total Land Value: 17,640 Market: 0 Agricultural: 0 Common: 17,640 PRINTED 08/06/2024 BY SYS