

PT E1/2 OF SW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1832/1126
(EX ST RD LTD ACCESS RGTS IN

WORD HOWARD LEE & KIMBERLY W
45065 PONY LANE
CALLAHAN, FL 32011

2024

30-2N-25-0000-0034-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 80
Interior Floor	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
BUD8 Adjustme	01 DIST CA 100

Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME

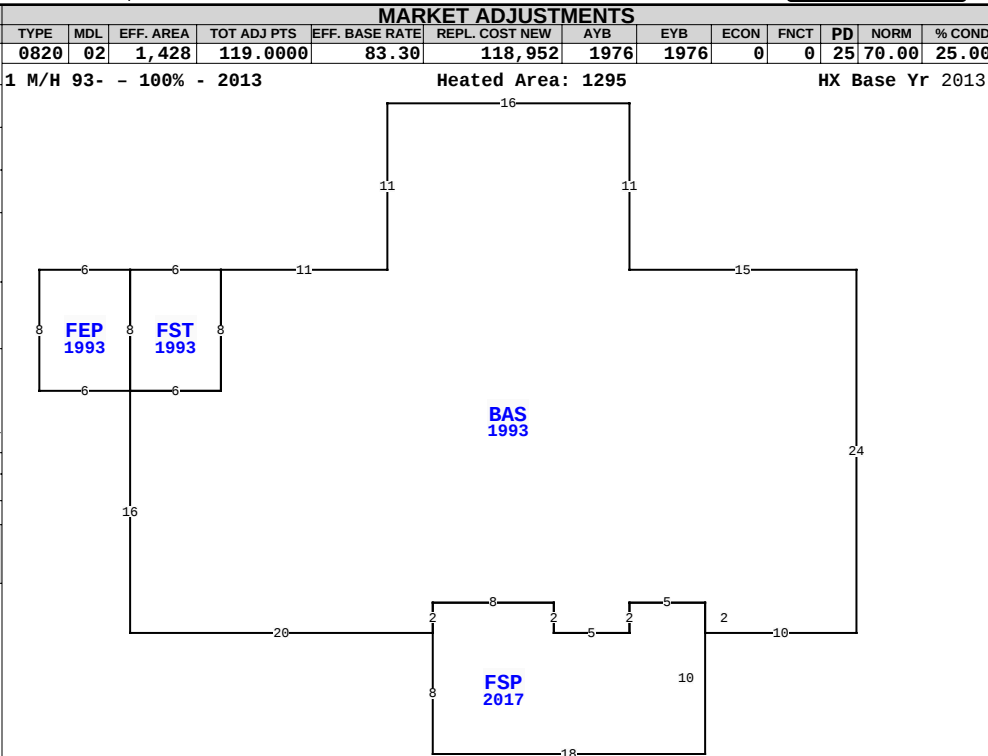
MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,254	100	1,254	26,115
FEP	48	85	41	854
FSP	170	60	102	2,124
FST	48	65	31	646

TOTALS	1,520	1,428	29,738
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EXTRA FEATURES	
L N	OB/XF
1 0940	SHEDS/PORT
2 0681	POLE SHED
3 0810	CONCRETE A
4 1242	WD DECK A
5 0936	SEPTC TANK



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

45065 PONY LN, CALLAHAN

L N	OB/XF	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	22	13	286.00	SF	20.10	20.10	100	1980	1980	3	20	1,150	
2	0681	POLE SHED	0	0	10	23	230.00	SF	15.00	15.00	100	1970	1970	3	20	690	
3	0810	CONCRETE A	0	100	0	0	421.00	SF	6.50	6.50	100	1980	1980	3	32.5	889	
4	1242	WD DECK A	0	0	4	7	28.00	SF	10.00	10.00	100	1995	1995	3	20	56	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION										TOTAL OB/XF					8,785			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000102	C	SFR/MH	100	0007	RL	0.00	0.00	1.00	AC		1.00	1.00	0.90	35,000.00	31,500.00		
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		29,738	
TOTAL MARKET OB/XF VALUE		8,785	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		70,023	
SOH/AGL Deduction		30,894	
ASSESSED VALUE		39,129	
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE		14,129	
TOTAL JUST VALUE		70,023	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,991	

ROOF OVER MH			
RP 2078 & 2079			
1976 EATON PARK			
DW/MH & 45063 SITUS_ APPEARS TO SHARE WELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
125	MH MOVE-ON	0	02/10/1995

SALES DATA	
OFF RECORD Number	DATE
1832/1126	12/01/2012
GRANTOR: NGUYEN HIEN MARY	
GRANTEE: WORD HOWARD LEE & K	
1806/1725	8/07/2012
GRANTOR: HAMDANI GHULAM S & YA	
GRANTEE: NGUYEN HIEN MARY	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 N11 W16 S11 W11 FST=[YR=1993] W6	
FEP=[YR=1993] W6 S8 E6 N8 \$ S8 E6 N8 \$ S8 W6 S16 E20	
FSP=[YR=2017] S8 E18 N10 W5 S2 W5 N2 W8 S2 \$ N2 E8 S2 E5 N2	
E5 S2 E10 N24 \$.	