BLOCK 3 PT OF LOTS 20 21 & 22
IN OR 2619/453
NEWCOMB SUB OF SOUTH CALLAHAN

SAYLOR ANTHONY E JR & EDEN BRIANNA
448592 US HWY 301
CALLAHAN, FL 32011

2024

31-2N-25-2920-0003-0225

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

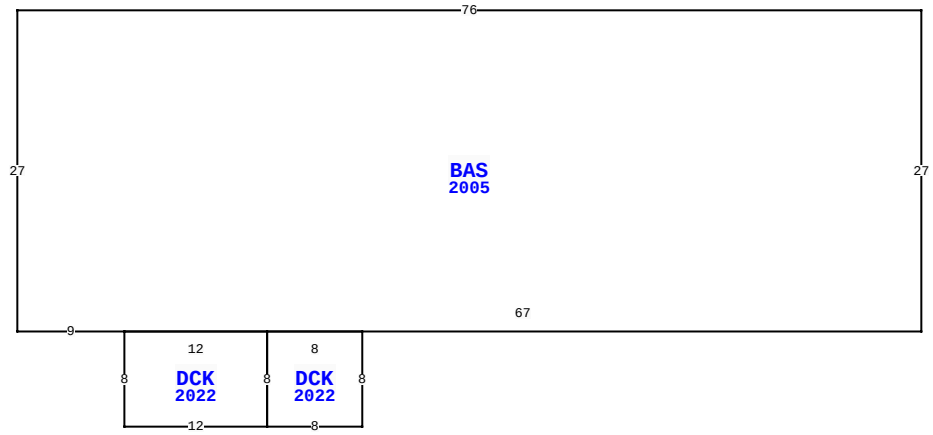
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	137,463
DCK	64	15	10	670
DCK	96	15	14	938
TOTALS	2,212		2,076	139,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,076	127.6000	95.70	198,673	2002	2012	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



448592 US HWY 301, 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		139,071
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		56,520
TOTAL MARKET VALUE		198,566
SOH/AGL Deduction		0
ASSESSED VALUE		198,566
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,566
TOTAL JUST VALUE		198,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,006

EYB ADJSTD- REMODELED + ROOF: 10/23KW
BLDG:1:4: 2002 HOMES OF MERIT (2002)
BLDG:1:3: RP: 12723308 & 12723309
BLDG:1:1: DW/MH/ID: FLHML3F167024956(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1811258	H/AC	0	11/09/2018
MH4588	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0453	2/10/2023	WD	Q	I	01	260,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: SAYLOR ANTHONY E JR						
2588/1543	9/02/2022	WD	U	I	37	100,000
GRANTOR: GRIFFIN DONALD & CHRI						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E9 DCK=[YR=2022] S8 E12 DCK=[YR=2022] E8 N8 W8 S8$ N8 W12$ E67 N27 $.

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	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.14	AC		1.00	1.00	1.00	18,000.00	18,000.00	56,520							

REVIEW DATE 10/01/2023 BY KW Total Acres: 3.14 Total Land Value: 56,520 Market: 0 Agricultural: 0 Common: 56,520 PRINTED 08/06/2024 BY SYS