PT OF THE SW1/4 OF
SEC 36-2N-24E IN OR 2086/212
1986 MEAD DW/MH

REED ANDREW
44061 ANDERSON TRAIL
CALLAHAN, FL 32011

2024

36-2N-24-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	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
Quality	04	Quality Level 04

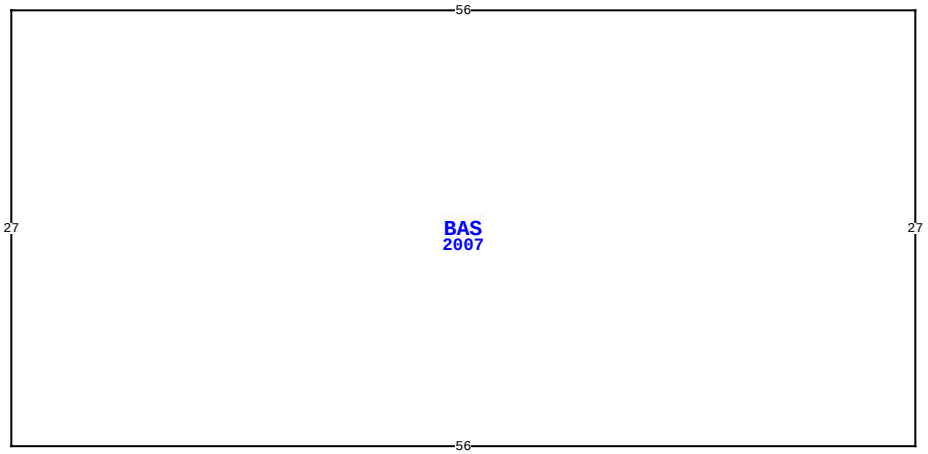
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	40,933
TOTALS	1,512		1,512	40,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	128.9200	90.24	136,443	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2019 Heated Area: 1512 HX Base Yr 2019



44061 ANDERSON TRL, CALLAHAN

BLD DATE	02/22/2008	JH	LGL DATE	
XF DATE	02/19/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		63,924
TOTAL MARKET OB/XF VALUE		6,061
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		130,285
SOH/AGL Deduction		58,318
ASSESSED VALUE		71,967
TOTAL EXEMPTION VALUE	HX HB	46,967
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005934	GARAGE	59,450	06/05/2019
E13317	NEW CONSTR	0	08/01/2004
MH044407	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/0201	11/18/2016	MS	U	I	37	30,000
GRANTOR: ANDERSON MICHAEL CARL						
GRANTEE: REED ANDREW						
2086/0205	11/14/2016	MS	U	I	11	100
GRANTOR: SCHUMAN DIANNA						
GRANTEE: REED ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56 S27 E56 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	0680	POLE SHED	0	100	16	32	512.00	SF	7.50	7.50	100	1985	1985	3	20	768	
2	1242	WD DECK A	0	100	16	12	192.00	SF	7.50	7.50	100	2016	2016	3	74	1,066	
3	0811	CONCRETE B	0	100	30	20	600.00	SF	5.20	5.20	100	2016	2016	3	96	2,995	
4	0810	CONCRETE A	0	100	20	12	240.00	SF	6.50	6.50	100	2000	2000	3	79	1,232	

LAND DESCRIPTION

TOTAL OB/XF 6,061

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	0007	OR	0.00	0.00	2.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,300							

REVIEW DATE 12/09/2019 BY TWX Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/06/2024 BY SYS

PT OF THE SW1/4 OF
SEC 36-2N-24E IN OR 2086/212
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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

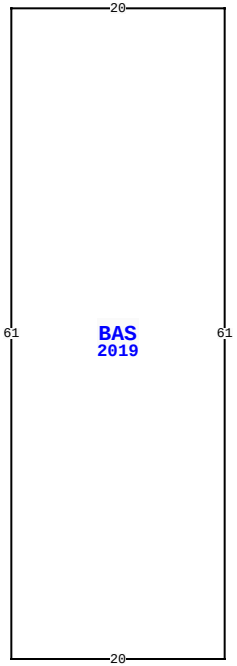
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	1,220	22,991
TOTALS	1,220		1,220	22,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,220	56.0740	19.63	23,949	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 1220 HX Base Yr 2019



44061 ANDERSON TRL, CALLAHAN

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GRANTOR: SCHUMAN DIANNA						
GRANTEE: REED ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S61 E20 N61$.

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

REVIEW DATE 12/09/2019 BY TWX Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/06/2024 BY SYS