

TYNER JERRY ALLEN EST
C/O MELANIE MARIE TYNER, 447636 US HWY 301
CALLAHAN, FL 32011

2025

01-1N-24-0000-0003-0280

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

11CLAY TILE 30

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

0 0 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA08

8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,44010020011,44067,452

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,440119.8000101.83146,635199620010054.0046.00

1 M/H 94+ - 100% - 2002Heated Area: 1440HX Base Yr 2002

BAS2001

NASSAU COUNTY PROPERTYPAGE 1 of 16

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE67,452

TOTAL MARKET OB/XF VALUE432

TOTAL LAND VALUE - MARKET63,720

TOTAL MARKET VALUE131,604

SOH/AGL Deduction77,864

ASSESSED VALUE53,740

TOTAL EXEMPTION VALUE38,740

HX HB VX WXBASE TAXABLE VALUE15,000

TOTAL JUST VALUE131,604

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE105,070

PERMIT NUMDESCRIPTIONAMTISSUED

MH013414MH MOVE-ON002/01/2001

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

0835/01715/26/1998WDQ Q V18,000

GRANTOR:PARRISH JAMES HOWARD

GRANTEE:TYNER JERRY ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S24 E60 N24\$.

EXTRA FEATURES

447636 US HWY 301, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025MLU

LAND DESCRIPTION

TOTAL OB/XF432

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000004OR0.000.001.77AC1.001.000.8045,000.0036,000.0063,720

REVIEW DATE07/12/2022BYTWA

Total Acres: 1.77Total Land Value: 63,720Market: 0Agricultural: 0Common: 63,720

PRINTED 07/30/2025 BY SYS