PT SEC 1-1N-24E LYING SE OF US
HWY 301 IN OR 2190/1527
ESMT IN OR 575/309

ARMSTRONG CHRISTOPHER & TRACI
44101 COTTONTAIL TRAIL
CALLAHAN, FL 32011

2025

01-1N-24-0000-0003-0390

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	08	SHT VINYL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

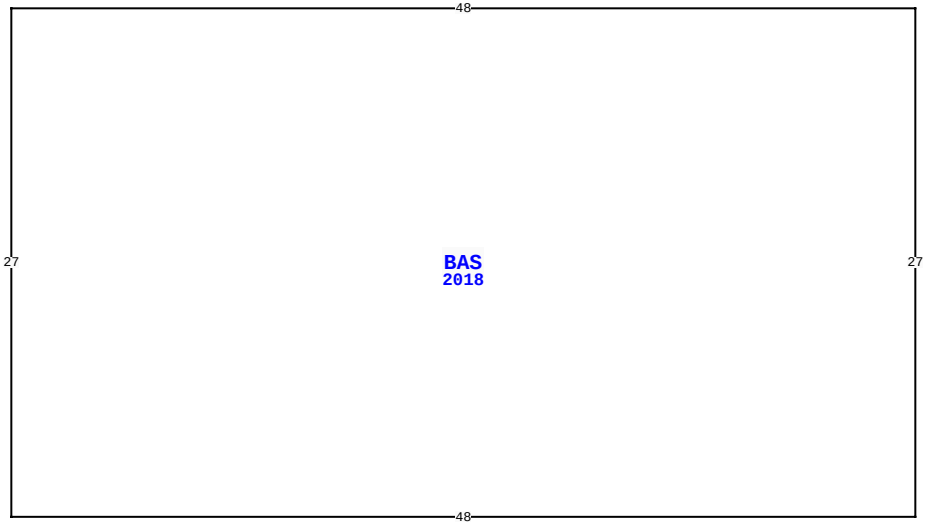
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2018	1,296	115,007
TOTALS	1,296			1,296	115,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.0000	98.60	127,786	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2019 Heated Area: 1296 HX Base Yr 2019



44101 COTTONTAIL TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		115,007
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,450
TOTAL MARKET VALUE		178,457
SOH/AGL Deduction		85,045
ASSESSED VALUE		93,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,690
TOTAL JUST VALUE		178,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009093	CO ISSUED	0	09/06/2018
18008225	MH MOVE-ON	0	08/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/1527	4/17/2018	WD	U	V	11	100

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: ARMSTRONG CHRISTOPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S27 E48 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

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
1	000100	C	RES	100		OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS