

LOT 3
EX R/W OR 1004/798
QUAIL RIDGE FARMS PB 6/143

COLDWATER ALLEN M
447648 US HWY 301
CALLAHAN, FL 32011

2025

01-1N-24-1790-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	768	100	2002	768	31,421
TOTALS	768			768	31,421

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	
2	0681	POLE SHED	0 100	18	16	288.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	1.94

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	768	114.6000	97.41	74,811	1999	1999	0	0	58.00	42.00

1 M/H 94+ - 100% - 2003

Heated Area: 768

HX Base Yr 2003

16

48

48

16

BAS 2002

447648 US HWY 301, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
1,651									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					63,696				
TOTAL MARKET OB/XF VALUE					1,651				
TOTAL LAND VALUE - MARKET					87,300				
TOTAL MARKET VALUE					152,647				
SOH/AGL Deduction					76,282				
ASSESSED VALUE					76,365				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					25,643				
TOTAL JUST VALUE					152,647				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					119,937				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016219	CARPORT	49,863	10/28/2022
MH003141	MH MOVE-ON	0	07/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2710/879	3/08/2024	QC	U	I	11	60,000	
GRANTOR: COLDWATER MICHAEL A							
GRANTEE: COLDWATER ALLEN M							
2339/0451	2/08/2020	QC	U	I	11	100	
GRANTOR: ROJICS PEGGY JO							
GRANTEE: COLDWATER ALLEN M &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2002] W48 S16 E48 N16 \$.									

COLDWATER ALLEN M
447648 US HWY 301
CALLAHAN, FL 32011

01-1N-24-1790-0003-0000

[illegible]