PT SEC 2-2N-24E
IN OR 1987/1322
2016 LIOH DW/MH

NALL JAMES D
PO BOX 861
CALLAHAN, FL 32011-0861

2025

02-2N-24-0000-0003-0120

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

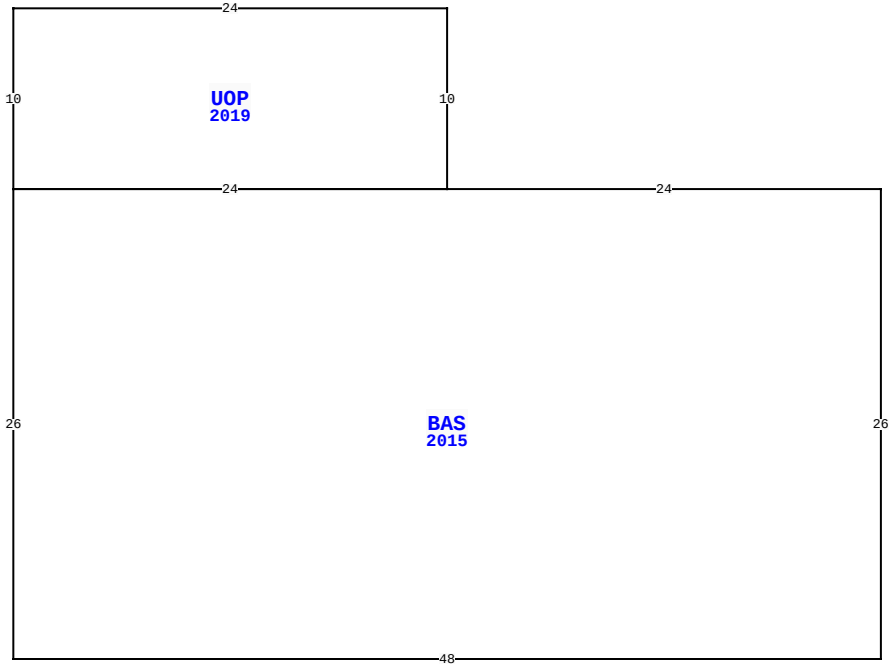
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2015	1,248	92,926
UOP	240	25	2019	60	4,468
TOTALS	1,488			1,308	97,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,308	116.8000	99.28	129,858	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2016 Heated Area: 1248 HX Base Yr 2016



36198 FAIRVIEW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		97,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		184,894
SOH/AGL Deduction		82,201
ASSESSED VALUE		102,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,971
TOTAL JUST VALUE		184,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155669	CO ISSUED	0	10/02/2015
P1518632	NEW CONSTR	0	08/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1987/1322	6/23/2015	WD	U	V	37	29,900

GRANTOR: THE LAND SPECIALTY CO
GRANTEE: NALL JAMES D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 UOP=[YR=2019] N10 W24 S10 E24$ W24 S26 E48 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS