PT SW1/4 OF SEC 3-2N-25E
IN OR 1457/1259
{2007 SOUTHERN TW/MH}

HONAN JANENE & MICHAEL
46202 DREAMERS LANE
CALLAHAN, FL 32011

2025

03-2N-25-0000-0001-0130

BUILDING CHARACTERISTICS

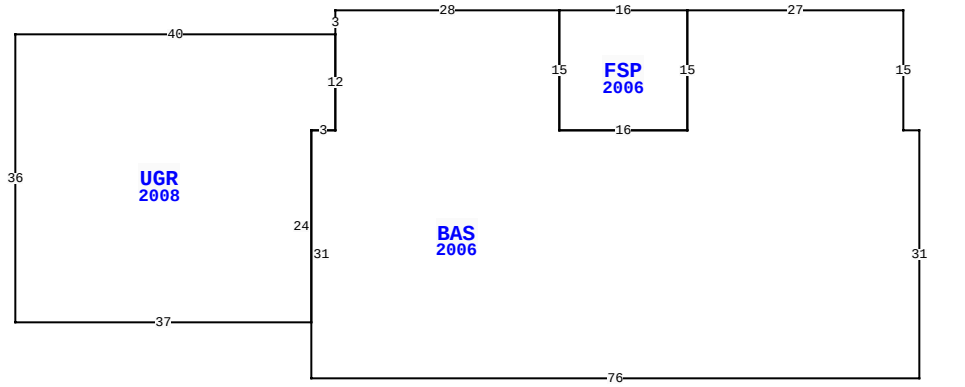
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,181	100	2006	3,181	177,156
FSP	240	60	2006	144	8,020
UGR	1,368	45	2008	616	34,306
TOTALS	4,789			3,941	219,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,941	117.0000	99.45	391,932	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 3181 HX Base Yr 2007



46202 DREAMERS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,180
TOTAL MARKET OB/XF VALUE		671
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		285,101
SOH/AGL Deduction		113,890
ASSESSED VALUE		171,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,489
TOTAL JUST VALUE		285,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20430	ELEC OTHER	750	01/01/2008
MH4389	MH MOVE-ON	0	09/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1259	11/08/2006	WD	U	V	19	22,000

GRANTOR: TALAK LYNETTE B ETAL
GRANTEE: HONAN JANENE & MICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 FSP=[YR=2006] W16 S15 E16 N15$ S15 W16 N15 W28 S3 UGR=[YR=2008] W40 S36 E37 N24 E3 N12 $ S12 W3 S31 E76 N31 W2 N15$.

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	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	2006	2006	3	86	671	

LAND DESCRIPTION

TOTAL OB/XF 671

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	0005	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

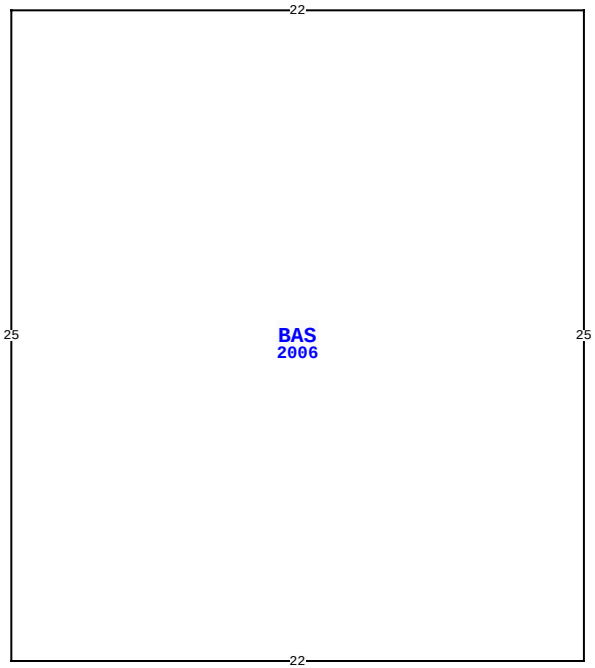
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	2006	550	8,698
TOTALS	550			550	8,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	550	57.7500	21.37	11,754	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2007 Heated Area: 550 HX Base Yr 2007



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NASSAU COUNTY PROPERTY

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GRANTOR: TALAK LYNETTE B ETAL
GRANTEE: HONAN JANENE & MICH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S25 E22 N25 $.

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 05/10/2024 BY TWA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS