LOT 63 (EX S-1 & S-2)
IN OR 2214/389
1985 CONC DW/MH

THE ABT & DHT FAMILY PARTNERSHIP LTD
540111 US HWY 1
CALLAHAN, FL 32011

2025

04-1N-25-2800-0063-0000

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

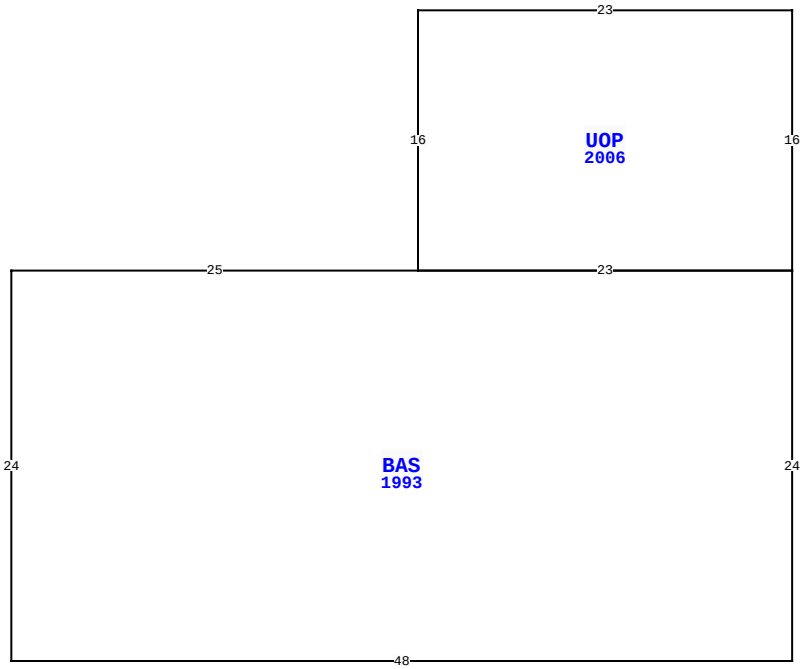
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	22,837
UOP	368	25	2006	92	1,824
TOTALS	1,520			1,244	24,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,244	82.6000	66.08	82,204	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



44041 LEE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,661
TOTAL MARKET OB/XF VALUE	10,141
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	79,802
SOH/AGL Deduction	21,517
ASSESSED VALUE	58,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,285
TOTAL JUST VALUE	79,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/0389	7/25/2018	WD	Q	I	01	41,000
GRANTOR: SELF ROBERT SEAN						
GRANTEE: THE ABT & DHT FAMIL						
2129/1620	6/27/2017	WD	Q	I	01	45,000
GRANTOR: THE ABT & DHT FAMILY						
GRANTEE: SELF ROBERT SEAN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] W23 S16 BAS=[YR=1993] W25 S24 E48 N24 W23$ E23 N16$.

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	0681	POLE SHED	0	0	18	18	324.00	SF	15.00	15.00	100	1994	1994	3	20	972	
2	0510	GARAGE WD-	0	0	46	18	828.00	SF	35.00	35.00	100	2003	2003	3	30	8,694	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	6.60	6.60	100	2003	2003	3	20	475	

LAND DESCRIPTION

TOTAL OB/XF 10,141

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	0	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS