LOTS 11 & 12
1999 BROA SW/MH
IN OR 386 PG 90 R497636

HOLTON GREGORY Q
54687 DORNBUSH ROAD
CALLAHAN, FL 32011

2025

04-1N-25-2820-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
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	03	Quality Level 03

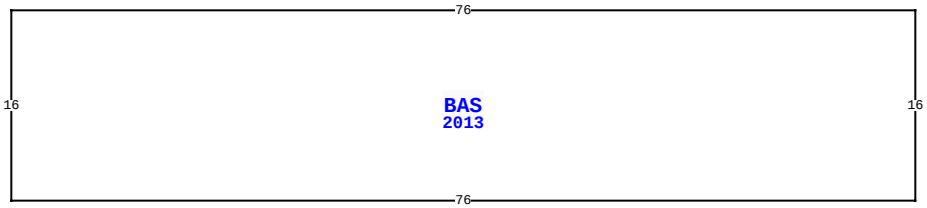
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2013	1,216	52,441
TOTALS	1,216			1,216	52,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	120.8000	102.68	124,859	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



44207 ANN DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	52,441
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	75,841
SOH/AGL Deduction	4,376
ASSESSED VALUE	71,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,465
TOTAL JUST VALUE	75,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135500	CO ISSUED	0	11/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0386/0090	5/01/1983	MS	U	V		8,500
GRANTOR:						
GRANTEE:						
0076/0024	1/01/1967	TA	U	V		1,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S16 E76 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

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	0	0005	RM	75.00	150.00	0.52	AC		1.00	1.00	1.00	45,000.00	45,000.00	23,400							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.52 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 07/30/2025 BY SYS