

PT SW1/4 OF SEC 4-2N-26E IN
OR 1574/1146 (EX R/W IN
OR 986/533)

DOUBERLY RODGER D/DOUBERLY TERESA D ET AL
451669 SR 200
CALLAHAN, FL 32011

2025

04-2N-26-0000-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2001	1,836	79,104
TOTALS	1,836			1,836	79,104

TOTALS		1, 836			1, 836	79,104
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	1242	WD DECK A	0	0	16	10
2	0940	SHEDS/PORT	0	0	16	10
3	0751	UOP	0	0	8	10
4	0681	POLE SHED	0	0	80	40
5	0681	POLE SHED	0	0	78	28
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LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D									
1	000100	C	RES	0	000									

REVIEW DATE 10/20/2021 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,836	115.2000	97.92	179,781	2000	2000	0	0	0	56.00	44.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1836 HX Base Yr													
27 68 27 68 BAS 2001													
451669 SR 200, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU													

TOTAL OB/XF													
76,387													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		79,104	
TOTAL MARKET OB/XF VALUE		76,387	
TOTAL LAND VALUE - MARKET		103,800	
TOTAL MARKET VALUE		259,291	
SOH/AGL Deduction		87,274	
ASSESSED VALUE		172,017	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		172,017	
TOTAL JUST VALUE		259,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,268	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3493	MH MOVE-ON	0	05/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1574/1146	7/01/2008	QC	Q	I	01	100	
GRANTOR: DOUBERLY EMMA LOU							
GRANTEE: DOUBERLY RODGER D E							
0461/0667	7/01/1985	FS	U	I		10,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2001] W68 S27 E68 N27 \$.														

Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS