LOT 162
PT OR 2072/1594
1988 VEGA DW/MH

HOWARTER NANCY
44091 CAULKINS DR
CALLAHAN, FL 32011

2025

06-1N-25-199S-0162-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

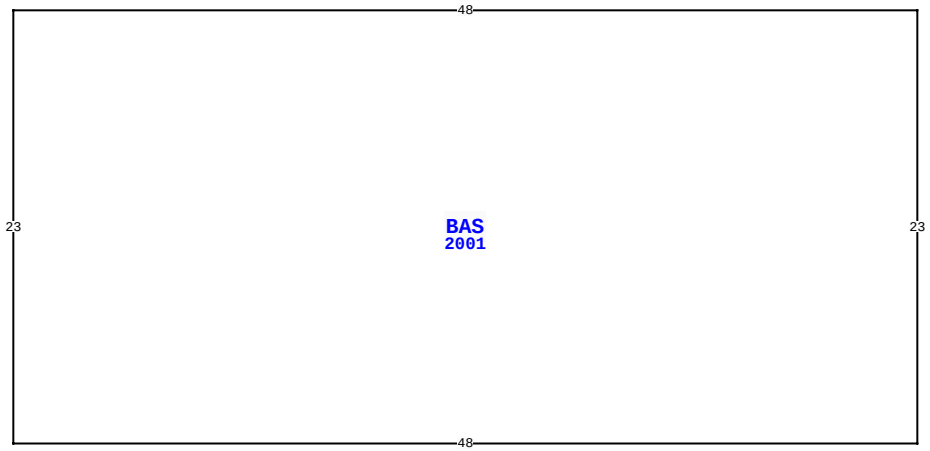
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2001	1,104	27,874
TOTALS	1,104			1,104	27,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	105.2000	84.16	92,913	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1104 HX Base Yr 2017



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		27,874
TOTAL MARKET OB/XF VALUE		4,556
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		68,430
SOH/AGL Deduction		36,009
ASSESSED VALUE		32,421
TOTAL EXEMPTION VALUE	HX HB WX SX	32,421
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992856	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1594	9/06/2016	SW	U	I	12	18,900
GRANTOR: US BANK N A TRUSTEE						
GRANTEE: HOWARTER NANCY						
2054/1590	6/24/2016	CT	U	I	18	10,500
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK N A TRUSTEE						

44091 CAULKINS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
2	1242	WD DECK A	0	100	0	0	154.00	SF	10.00	10.00	100	1997	1997	3	20	308	
3	0811	CONCRETE B	0	100	33	20	660.00	SF	5.20	5.20	100	2000	2000	3	77	2,643	
4	0681	POLE SHED	0	100	13	9	117.00	SF	15.00	15.00	100	2009	2009	3	52	913	
5	0810	CONCRETE A	0	100	0	0	91.00	SF	6.50	6.50	100	2010	2010	3	90	532	

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S23 E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,556

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	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	36,000.00	36,000.00	36,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS