

LOTS 164 & 165
IN OR 940/581
2002 HMMT DW/MH

LAUZURIQUE JUAN C & AYLEEN
44042 BAYBERRY CT
CALLAHAN, FL 32011

2025

06-1N-25-199S-0164-0000



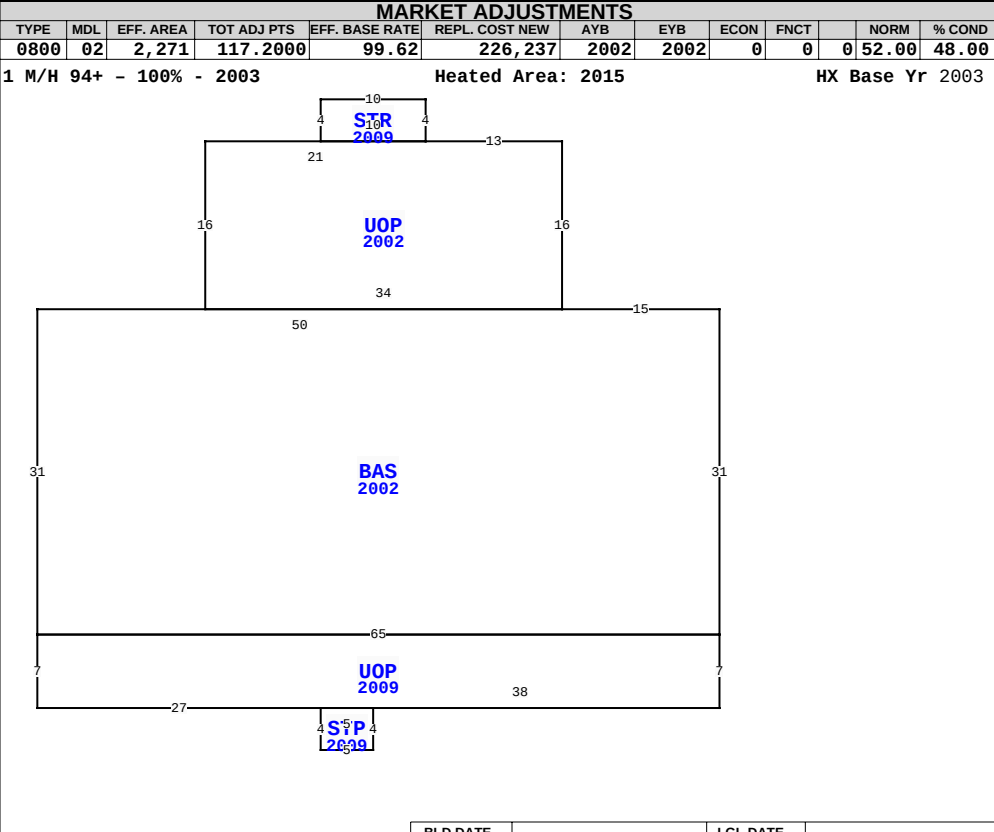
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 08
NEIGHBORHOOD/LOC	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2002	2,015	96,352
STP	20	10	2009	2	96
STR	40	10	2009	4	191
UOP	544	25	2002	136	6,503
UOP	455	25	2009	114	5,451
TOTALS	3,074			2,271	108,594

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	RM	0.00	0.00	2.00



44042 BAYBERRY CT, CALLAHAN	BLD DATE	LGL DATE	03/26/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
2,975									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		108,594	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		72,000	
TOTAL MARKET VALUE		183,569	
SOH/AGL Deduction		98,463	
ASSESSED VALUE		85,106	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		34,384	
TOTAL JUST VALUE		183,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,820	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0940/0581	7/12/2000	WD	U	V	09	16,700	

GRANTOR: HIGGINBOTHAM NORWOOD

GRANTEE: LAUZURIQUE JUAN & A

BUILDING DIMENSIONS									
BAS=[YR=2002] W15 UOP=[YR=2002] N16 W13 STR=[YR=2009] N4 W10 S4 E10\$ W21 S16 E34\$ W50 S31 UOP=[YR=2009] S7 E27 STP=[YR=2009] S4 E5 N4 W5\$ E38 N7 W65\$ E65 N31\$.									