PT GOVT LOT 4
IN OR 2742/731

WHISPERING PINES LLC
13118 SR 64E #339
BRADENTON, FL 34212

2025

10-1N-25-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

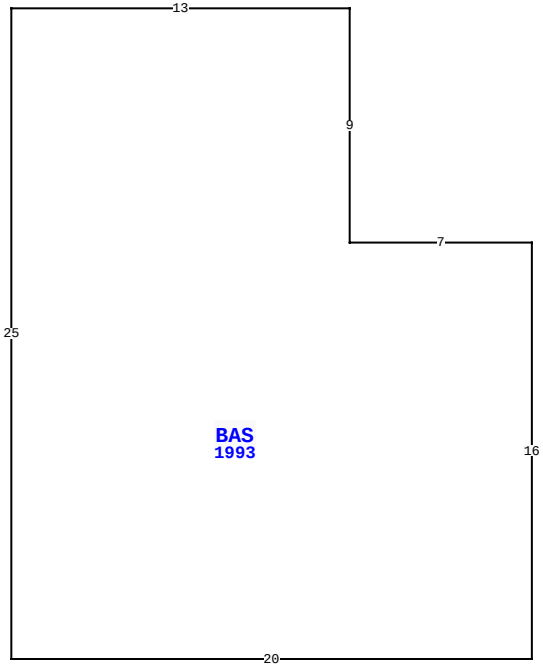
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	437	100	1993	437	57,115
TOTALS	437			437	57,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	437	112.2000	148.10	64,720	1975	2000	0	0	0	11.75	88.25

2 SNGL FAM – 0% - 2025 Heated Area: 437 HX Base Yr



54040 PENNY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/07/2024 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	57,115
TOTAL MARKET OB/XF VALUE	74,256
TOTAL LAND VALUE - MARKET	462,000
TOTAL MARKET VALUE	593,371
SOH/AGL Deduction	0
ASSESSED VALUE	593,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,371
TOTAL JUST VALUE	593,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,238

WHISPERING PINES MOBILE PARK _ 18 UNITS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5308	CO ISSUED	0	11/23/2010
P14466	NEW CONSTR	0	10/01/2010
E11247	NEW CONSTR	0	06/01/2003
MH3824	MH MOVE-ON	0	04/01/2002
MH972046	MH MOVE-ON	0	12/01/1997
M97	H/AC	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/731	9/19/2024	WD	Q	I	01	700,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: WHISPERING PINES LL						
2297/0468	7/18/2019	WD	U	I	11	100
GRANTOR: SAM ABLE PROPERTIES						
GRANTEE: NASSAU RURAL PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N9 W13 S25 E20 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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1992	1992	3	20	1,152	
2	2810	MH SPACE	0	0	0	0	20.00	SF	2,400.00	2,400.00	100	0	0	3	100	48,000	
3	0810	CONCRETE A	0	0	8	25	200.00	SF	6.50	6.50	100	1990	1990	3	57	741	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1990	1990	3	20	64	
5	0751	UOP	0	0	8	30	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	
6	0810	CONCRETE A	0	0	0	0	340.00	SF	6.50	6.50	100	1990	1990	3	57	1,260	
7	0810	CONCRETE A	0	0	8	17	136.00	SF	6.50	6.50	100	1990	1990	3	57	504	
8	0810	CONCRETE A	0	0	7	31	217.00	SF	6.50	6.50	100	1990	1990	3	57	804	
9	0810	CONCRETE A	0	0	8	28	224.00	SF	6.50	6.50	100	1990	1990	3	57	830	
10	0751	UOP	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	27	173	

TOTAL OB/XF 54,008

LAND DESCRIPTION

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	002810	C	TRLR PARK	0		OR	0.00	0.00	7.70	AC		1.00	1.00	1.00	60,000.00	60,000.00	462,000							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 7.70 Total Land Value: 462,000 Market: 0 Agricultural: 0 Common: 462,000 PRINTED 07/30/2025 BY SYS

PT GOVT LOT 4
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13118 SR 64E #339
BRADENTON, FL 34212

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET	462,000
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SOH/AGL Deduction	0
ASSESSED VALUE	593,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,371
TOTAL JUST VALUE	593,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94507	MH MOVE-ON	10,000	10/01/1994
MH94483	MH MOVE-ON	3,000	05/01/1994
9132	MH MOVE-ON	13,500	12/08/1992
8978	MH MOVE-ON	8,000	07/29/1992
7796	MH MOVE-ON	2,000	05/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/731	9/19/2024	WD	Q	I	01	700,000
GRANTOR: NASSAU RURAL PROPERTI						
GRANTEE: WHISPERING PINES LL						
2297/0468	7/18/2019	WD	U	I	11	100
GRANTOR: SAM ABLE PROPERTIES						
GRANTEE: NASSAU RURAL PROPER						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/07/2024 DC
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	0	7	30	210.00	SF	6.50	6.50	100	1990	1990	3	57	778	
12	0810	CONCRETE A	0	0	9	24	216.00	SF	6.50	6.50	100	1990	1990	3	57	800	
13	0751	UOP	0	0	10	14	140.00	SF	10.00	10.00	100	2000	2000	3	27	378	
14	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	
15	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	1990	1990	3	20	351	
16	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
17	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	1995	1995	3	68	283	
18	0751	UOP	0	0	9	28	252.00	SF	10.00	10.00	100	1995	1995	3	20	504	
19	0810	CONCRETE A	0	0	7	24	168.00	SF	6.50	6.50	100	2000	2000	3	77	841	
20	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	

TOTAL OB/XF 4,351

LAND DESCRIPTION

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

REVIEW DATE 12/09/2019 BY KBA Total Acres: 7.70 Total Land Value: 462,000 Market: 0 Agricultural: 0 Common: 462,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
21	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
22	0810	CONCRETE A	0	0	0	0	104.00	SF	6.50	6.50	100	1990	1990	3	57	385	
23	0751	UOP	0	0	8	16	128.00	SF	10.00	10.00	100	2000	2000	3	27	346	
24	0803	ASPHALT C	0	0	0	0	12,444.00	SF	2.00	2.00	100	2000	2000	3	50	12,444	
25	0756	FEP	0	0	10	16	160.00	SF	27.00	27.00	100	2000	2000	3	20	864	
26	0756	FEP	0	0	8	11	88.00	SF	27.00	27.00	100	2000	2000	3	20	475	
27	0756	FEP	0	0	10	5	50.00	SF	27.00	27.00	100	2000	2000	3	20	270	
28	0754	FOP	0	0	6	19	114.00	SF	15.00	15.00	100	2000	2000	3	20	342	
29	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	2011	2011	3	45	579	

LAND DESCRIPTION

TOTAL OB/XF 15,897

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

REVIEW DATE 12/09/2019 BY KBA Total Acres: 7.70 Total Land Value: 462,000 Market: 0 Agricultural: 0 Common: 462,000 PRINTED 07/30/2025 BY SYS