BLOCK 1 PT LOT 8
IN OR 2202/1976
NASSAU PLANTATIONS UNR

WARREN WILLIAM
44183 CATIES WAY
CALLAHAN, FL 32011

2025

10-1N-25-2880-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

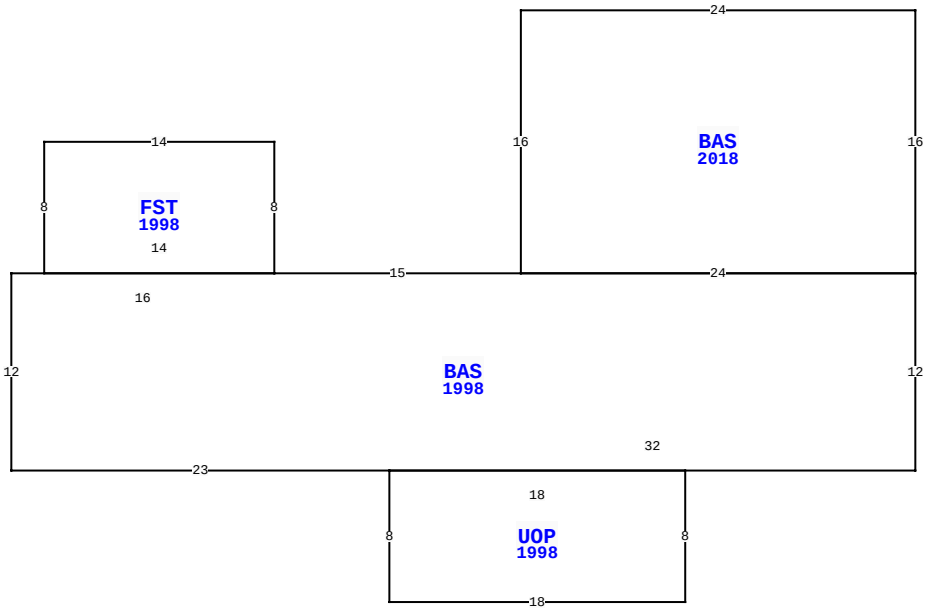
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1998	660	15,048
BAS	384	100	2018	384	8,755
FST	112	65	1998	73	1,664
UOP	144	25	1998	36	821
TOTALS	1,300			1,153	26,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,153	95.0000	76.00	87,628	1972	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1044 HX Base Yr



54219 HERON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	26,288
TOTAL MARKET OB/XF VALUE	537
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	71,825
SOH/AGL Deduction	17,473
ASSESSED VALUE	54,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,352
TOTAL JUST VALUE	71,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982286	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2202/1976	6/11/2018	WD	Q	I	01	35,100
GRANTOR: BAILEY JOLENE L						
GRANTEE: WARREN WILLIAM						
0825/1255	3/10/1998	WD	U	I	11	21,000
GRANTOR: SCOTT FRANKLIN D & JO						
GRANTEE: LLOYD RICHARD & JOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S16 BAS=[YR=1998] W15 FST=[YR=1998] N8 W14 S8 E14$ W16 S12 E23 UOP=[YR=1998] S8 E18 N8 W18$ E32 N12 W24$ E24 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	10	12	120.00	SF	10.50	10.50	100	1998	1998	3	20	252	
2	0810	CONCRETE A	0	0	4	15	60.00	SF	6.50	6.50	100	1998	1998	3	73	285	

LAND DESCRIPTION

TOTAL OB/XF 537

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS