

BLOCK 3 LOT 4
IN OR 1553/431
1981 CHARGER SW/MH

STILES MARK/VICKERS MARY
34502 DAYBREAK DRIVE
CALLAHAN, FL 32011

2025

10-1N-25-2880-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 90
Exterior Wall	05	AVERAGE 10
Roof Structure	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD\$ 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	288	100	1993	288	4,414
BAS	924	100	1993	924	14,163
TOTALS	1,212			1,212	18,578

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0511	GARAGE CB-	0	0	36	24	864.00	SF	20.00	20.00	100	1993	1993	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 12/21/2022 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,212	95.8000	76.64	92,888	1981	1981	0	0	10	70.00	20.00

1 M/H 93- - 0% - 0

Heated Area: 1212

HX Base Yr

24

12

12

24

42

14

14

66

BAS
1993

BAS
1993

BLD DATE

LCL DATE

TOTAL OB/XF														
11,059														

TOTAL OB/XF														
11,059														

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1 6														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										18,578				
TOTAL MARKET OB/XF VALUE										11,059				
TOTAL LAND VALUE - MARKET										45,000				
TOTAL MARKET VALUE										74,637				
SOH/AGL Deduction										15,423				
ASSESSED VALUE										59,214				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										59,214				
TOTAL JUST VALUE										74,637				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										62,660				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971990	MH MOVE-ON	0	11/01/1997
8060	GARAGE	15,188	05/05/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1553/0431	2/28/2008	WD	Q	I		60,000	
GRANTOR: BRAUNER COLLEEN J & W							
GRANTEE: STILES MARK & MARY							
1317/1661	5/16/2005	QC	Q	I		35,000	
GRANTOR: DAVIS LARRY & ELIZABE							
GRANTEE: BRAUNER COLLEEN J &							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W42 BAS=[YR=1993] N12 W24 S12 E24\$ W24 S14 E66 N14\$.														

OTHER ADJUSTMENTS AND NOTES														

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