PT OF NE1/4
IN OR 2465/967

NASSAU MANAGEMENT LLC
35393 BRADDOCK RD
CALLAHAN, FL 32011

2025

11-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	06	Quality Level 06

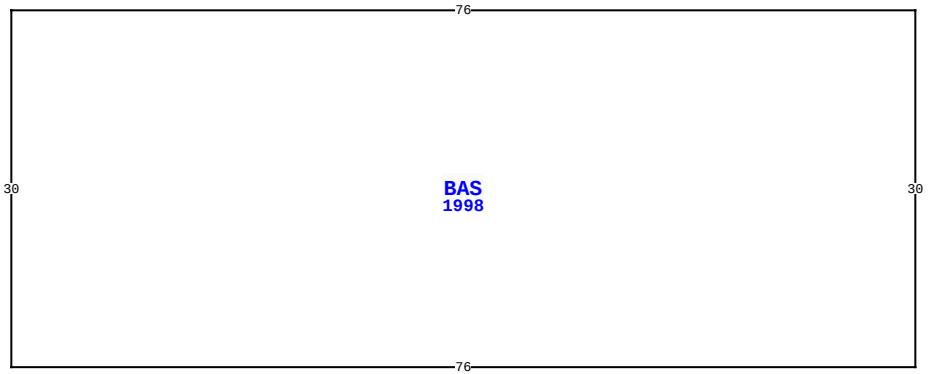
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1998	2,280	155,701
TOTALS	2,280			2,280	155,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	160.6800	136.58	311,402	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



451717 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	155,701
TOTAL MARKET OB/XF VALUE	4,597
TOTAL LAND VALUE - MARKET	63,900
TOTAL MARKET VALUE	224,198
SOH/AGL Deduction	35,132
ASSESSED VALUE	189,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,066
TOTAL JUST VALUE	224,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0967	5/27/2021	WD	Q	I	01	185,000
GRANTOR: GRAHAM JOSHUA V & KIM						
GRANTEE: NASSAU MANAGEMENT L						
2465/0964	5/10/2021	WD	U	I	11	100
GRANTOR: BUCK SIDNEY F						
GRANTEE: GRAHAM JOSHUA V & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S30 E76 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0681	POLE SHED	0	0	12	24	288.00	SF	15.00	15.00	100	1997	1997	3	24	1,037	
3	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	20	160	
4	0752	USP	0	0	10	20	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 4,597

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		OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 1.42 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 07/30/2025 BY SYS