PT OF SE1/4 OF NW1/4
IN OR 1306/1445
CRES 1988 DWMH

GONZALEZ FRANKIE & TERESA
46020 GONZALEZ LN
CALLAHAN, FL 32011

2025

12-2N-24-0000-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

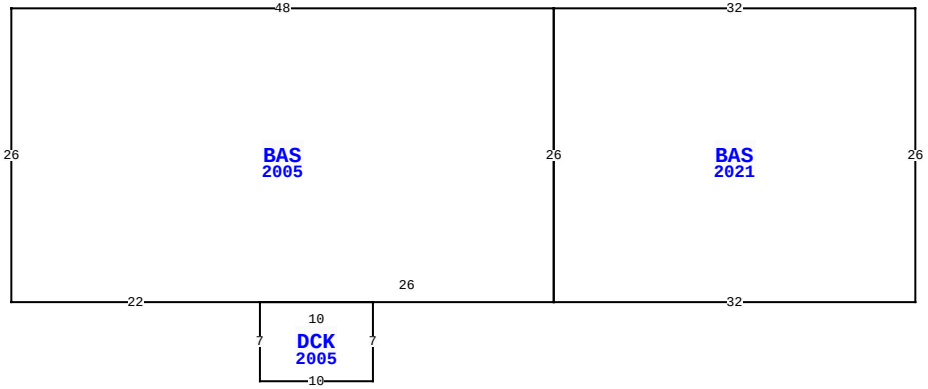
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2005	1,248	63,738
BAS	832	100	2021	832	42,492
DCK	70	15	2005	10	511
TOTALS	2,150			2,090	106,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,090	114.0000	91.20	190,608	1988	2006	0	0	0	44.00	56.00

1 M/H 93- – 100% - 2006 Heated Area: 2080 HX Base Yr 2006



46020 GONZALEZ LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		106,740
TOTAL MARKET OB/XF VALUE		7,056
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		230,796
SOH/AGL Deduction		151,657
ASSESSED VALUE		79,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,417
TOTAL JUST VALUE		230,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/1445	4/05/2005	WD	Q	I	01	100

GRANTOR: BRADDOCK DOROTHY

GRANTEE: GONZALEZ FRANKIE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W32 BAS=[YR=2005] W48 S26 E22 DCK=[YR=2005] S7E10 N7 W10$ E26 N26$ S26 E32 N26$.

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	100	28	12	336.00	SF	30.00	30.00	100	2016	2016	3	70	7,056	

LAND DESCRIPTION

TOTAL OB/XF 7,056

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	100	0005	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 6.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS