LOT 2
PERRET PLANTATION PHASE #1
PB 6/144-145

DEVEAU RACHEL A/LENHART CASEY J
451573 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

12-2N-24-1640-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

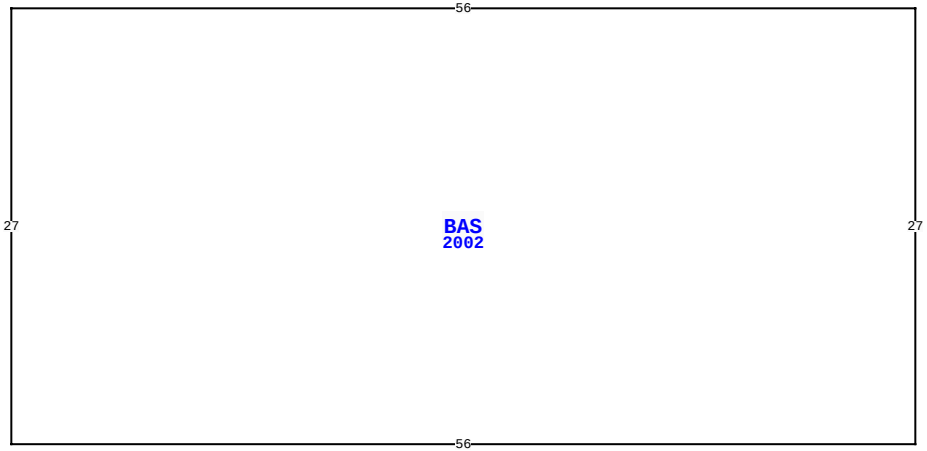
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2002	1,512	94,050
TOTALS	1,512			1,512	94,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	135.5200	115.19	174,167	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2007 Heated Area: 1512 HX Base Yr 2007



451573 OLD DIXIE HWY, CALLAHAN

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

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	0812	CONCRETE C	0	100	0	0	1,379.00	SF	4.00	4.00	100	2000	2000	3	77	4,247	
2	1242	WD DECK A	0	100	0	0	288.00	SF	10.00	10.00	100	2003	2003	3	20	576	
3	1242	WD DECK A	0	100	36	12	432.00	SF	10.00	10.00	100	2004	2004	3	21	907	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		94,050
TOTAL MARKET OB/XF VALUE		5,730
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		144,780
SOH/AGL Deduction		85,374
ASSESSED VALUE		59,406
TOTAL EXEMPTION VALUE	HX HB	34,406
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003150	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/1792	6/17/2025	WD	Q	I	01	230,000
GRANTOR: JONES DANIEL M & AMBE						
GRANTEE: DEVEAU RACHEL A						
1471/1206	1/12/2007	WD	U	I	21	109,900
GRANTOR: COVENANT FINANCIAL SE						
GRANTEE: JONES DANIEL M & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,730

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS