

LOT 3
IN OR 1879/1542
2000 GRAN DW/MH

SHAW JANET N
45341 5TH AV
CALLAHAN, FL 32011

2025

12-2N-24-1640-0003-0000



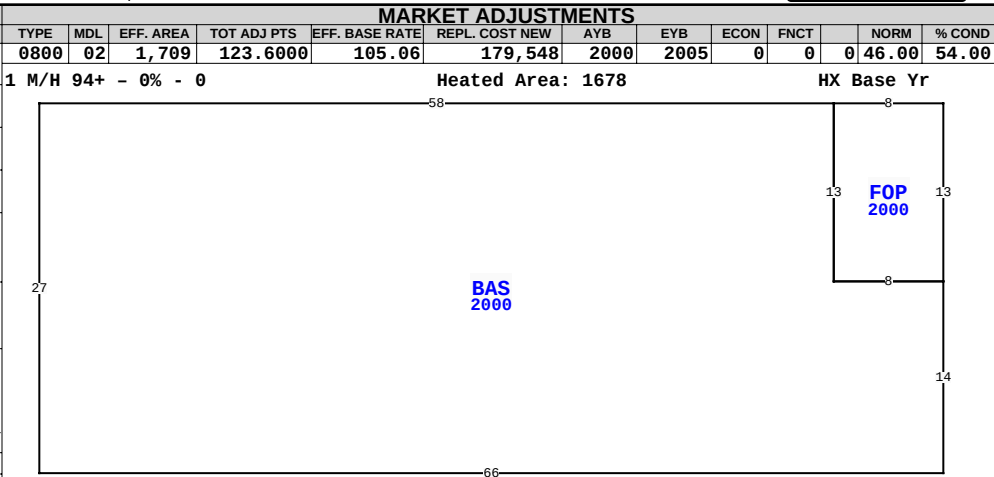
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	8014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	2000	1,678	95,197
FOP	104	30	2000	31	1,759

TOTALS	1,782			1,709	96,956
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,545.00	SF	4.00



451557 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1,545.00	SF	4.00	4.00	100	2000	2000	3	77	4,759	

LAND DESCRIPTION										TOTAL OB/XF										4,759									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE			96,956			
TOTAL MARKET OB/XF VALUE			4,759			
TOTAL LAND VALUE - MARKET			46,350			
TOTAL MARKET VALUE			148,065			
SOH/AGL Deduction			36,043			
ASSESSED VALUE			112,022			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			112,022			
TOTAL JUST VALUE			148,065			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			124,499			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003111	MH MOVE-ON	0	05/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1879/1542	9/18/2013	WD	U	I	11	100
GRANTOR: SHAW ZACHARY L						
GRANTEE: SHAW JANET N						
1815/0216	9/20/2012	WD	U	I	12	50,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: SHAW ZACHARY L						

BUILDING NOTES									
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BUILDING DIMENSIONS

FOP=[YR=2000] W8 BAS=[YR=2000] W58 S27 E66 N14 W8 N13 \$ S13 E8 N13 \$.