LOT 4
IN OR 2063/757
PH0912353AFL & PH0912353BFL

GEHRON-MORGAN FAITH E
451535 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

12-2N-24-1640-0004-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

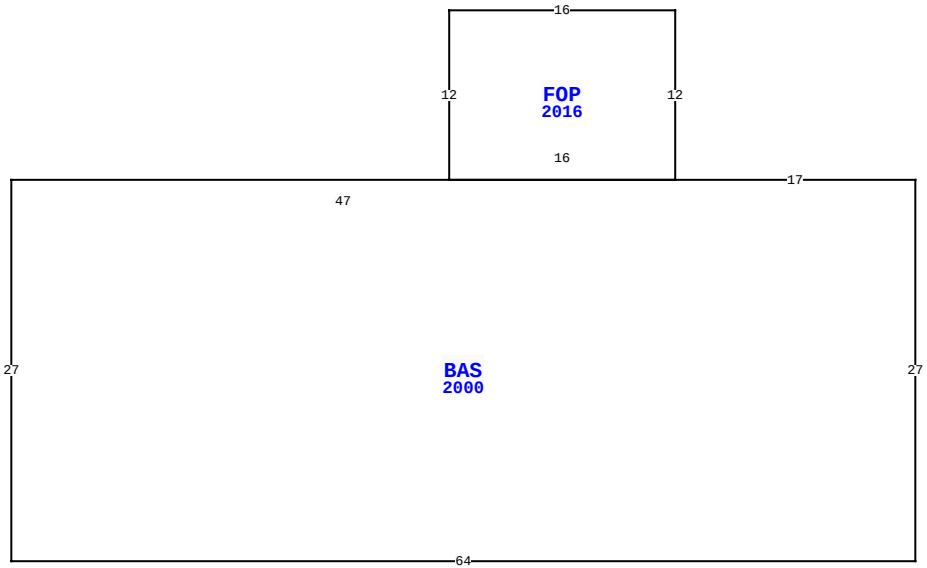
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2000	1,728	127,445
FOP	192	30	2016	58	4,278
TOTALS	1,920			1,786	131,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,786	160.6800	136.58	243,932	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2017 Heated Area: 1728 HX Base Yr 2017



451535 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		131,723
TOTAL MARKET OB/XF VALUE		7,143
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		185,216
SOH/AGL Deduction		95,204
ASSESSED VALUE		90,012
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		34,290
TOTAL JUST VALUE		185,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003151	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/0757	3/29/2016	SW	U	I	12	65,000
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: GEHRON-MORGAN FAITH						
2025/0395	1/25/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 FOP=[YR=2016] N12 W16 S12 E16$ W47 S27 E64 N27 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,376.00	SF	4.00	4.00	100	2000	2000	3	77	4,238	

LAND DESCRIPTION

TOTAL OB/XF 7,143

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS