LOT 9
IN OR 2540/1554
PERRET PLANTATION PHASE #1

DANIEL STEVEN N/HARTLEY SHAWNA
451431 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2025

12-2N-24-1640-0009-0000

BUILDING CHARACTERISTICS

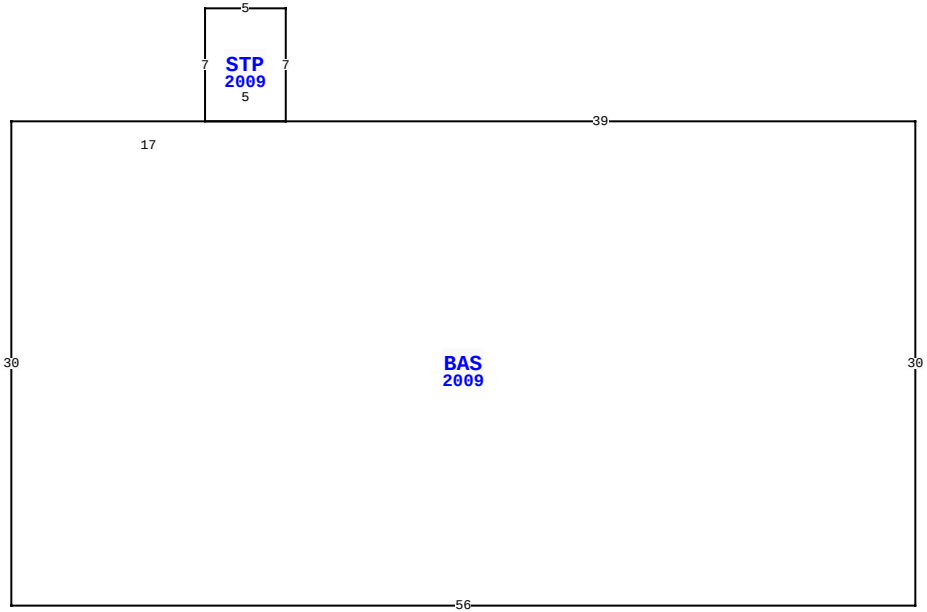
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,680	100	2009	1,680	99,075
STP	35	10	2009	4	236
TOTALS	1,715			1,684	99,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,684	128.4800	109.21	183,910	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ - 100% - 2023 Heated Area: 1680 HX Base Yr 2023



451431 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	1,625.00	SF	4.00	4.00	100	2000	2000	3	77	5,005	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,311
TOTAL MARKET OB/XF VALUE		5,005
TOTAL LAND VALUE - MARKET		46,350
TOTAL MARKET VALUE		150,666
SOH/AGL Deduction		50,411
ASSESSED VALUE		100,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,533
TOTAL JUST VALUE		150,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003149	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/1554	1/04/2022	WD	Q	I	02	130,000
GRANTOR: MANUFACTURED HOUSING						
GRANTEE: DANIEL STEVEN N & S						
2500/0475	9/27/2021	CT	U	I	18	101,000
GRANTOR: CLERK OF COURT						
GRANTEE: MANUFACTURED HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W39 STP=[YR=2009] N7 W5 S7 E5$ W17 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,005

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	0004	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS