PT SEC 15 & 16
IN OR 2550/1586

WARREN WILLIAM H JR/WARREN WILLIAM H III
44183 CATIES WAY
CALLAHAN, FL 32011

2025

15-1N-25-0000-0001-0000

BUILDING CHARACTERISTICS

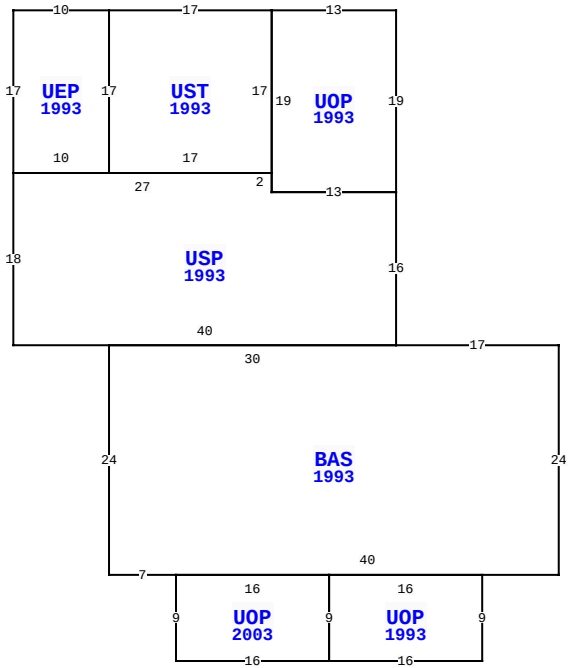
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1993	1,128	29,021
UEP	170	70	1993	119	3,062
UOP	144	25	1993	36	926
UOP	247	25	1993	62	1,595
UOP	144	25	2003	36	926
USP	694	50	1993	347	8,928
UST	289	55	1993	159	4,091
TOTALS	2,816			1,887	48,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,887	107.2000	85.76	161,829	1983	1983	0	0	0	70.00	30.00

1 M/H 93- - 0% - 2023 Heated Area: 1128 HX Base Yr



54016 HURST RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	48,549
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	118,549
SOH/AGL Deduction	0
ASSESSED VALUE	118,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,549
TOTAL JUST VALUE	118,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/1591	3/23/2022	WD	U	V	11	100
GRANTOR: MUSSELMAN JACKIE EST,						
GRANTEE: WARREN WILLIAM H JR						
2550/1586	3/23/2022	WD	U	I	16	60,000
GRANTOR: OLSEN SHELIAN,DEBRA B						
GRANTEE: WARREN WILLIAM JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=1993] N16 UOP=[YR=1993] N19 W13 UST=[YR=1993] W17 UEP=[YR=1993] W10 S17 E10 N17$ S17 E17 N17$ S19 E13$ W13 N2 W27 S18 E40$ W30 S24 E7 UOP=[YR=2003] S9 E16 UOP=[YR=1993] E16 N9 W16 S9$ N9 W16$ E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS