IN OR 1492/241
2002 FLEETWOOD DW
ESMT IN OR 2657-1406

BROWN MARILYN
55052 ZWEIFEL ROAD
CALLAHAN, FL 32011

2025

15-2N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

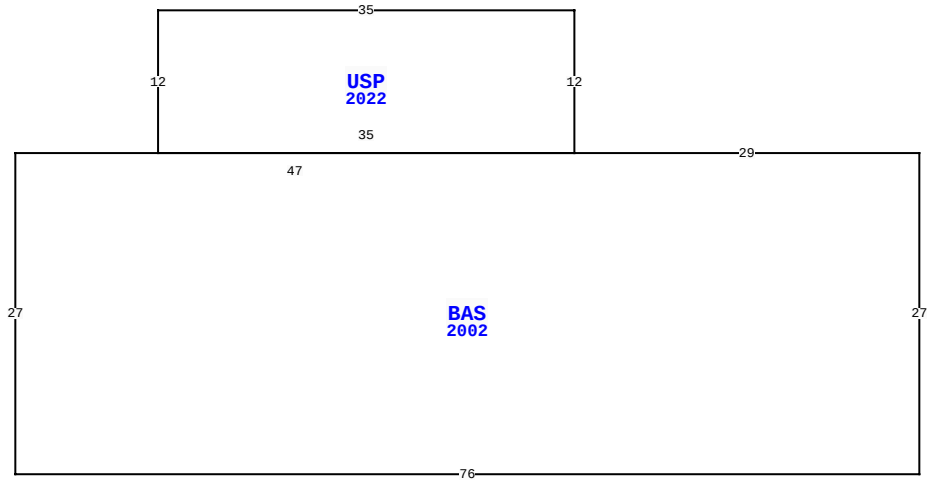
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2002	2,052	98,122
USP	420	50	2022	210	10,042
TOTALS	2,472			2,262	108,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,262	117.2000	99.62	225,340	2002	2002	0	0	0	52.00	48.00

2 M/H 94+ – 100% - 2023 Heated Area: 2052 HX Base Yr



55052 ZWEIFEL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,163
TOTAL MARKET OB/XF VALUE		8,229
TOTAL LAND VALUE - MARKET		91,000
TOTAL MARKET VALUE		207,392
SOH/AGL Deduction		2,880
ASSESSED VALUE		204,512
TOTAL EXEMPTION VALUE	13	204,512
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		207,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3966	MH MOVE-ON	0	10/01/2002
E10341	NEW CONSTR	0	10/01/2002
P6121	NEW CONSTR	0	10/01/2002
MH961403	MH MOVE-ON	0	07/01/1996
7782	CHNGE SRVC	0	10/29/1991
6985	MH MOVE-ON	16,142	10/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/0241	4/12/2007	WD	Q	I		132,500
GRANTOR: BRYANT PARTNERSHIP IN						
GRANTEE: BROWN MICHAEL & MAR						
1468/0472	12/28/2006	WD	Q	I	05	84,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRYANT PARTNERSHIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W29 USP=[YR=2022] N12 W35 S12 E35$ W47S27 E76 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	0940	SHEDS/PORT	0	100	16	11	176.00	SF	21.30	21.30	100	2002	2002	3	20	750	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	81	810	
4	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2017	2017	3	96	3,694	

LAND DESCRIPTION

TOTAL OB/XF 8,229

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	2.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,000							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 2.60 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 07/30/2025 BY SYS