PT OR 328 PG 418
& PT OR 554 PG 474
1997 HORT DW/MH

BECK ANNA HURST L/E/
44075 JARRETT ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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

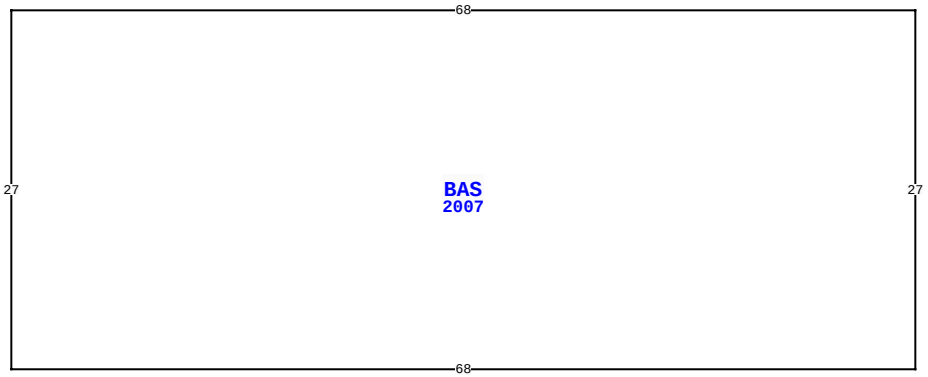
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2007	1,836	67,293
TOTALS	1,836			1,836	67,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	123.2000	104.72	192,266	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 0 Heated Area: 1836 HX Base Yr



44075 JARRETT RD, 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		67,293
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		115,058
SOH/AGL Deduction		55,306
ASSESSED VALUE		59,752
TOTAL EXEMPTION VALUE	HX HB	34,752
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971902	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0554/0474	10/11/1988	QC	U	V	18	100

GRANTOR: JARRETT KATHLEEN L/E
GRANTEE: BECK ANNA HURST L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S27 E68 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	1997	1997	3	79	2,765	

TOTAL OB/XF 2,765

LAND DESCRIPTION

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS