PT LOTS 1 & 2
IN OR 2711/1201

HOWARD THERESE M L/E/
45065 PRECIOUS PL
CALLAHAN, FL 32011

**2025**

**17-2N-25-0000-0011-0140**

## 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 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 | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

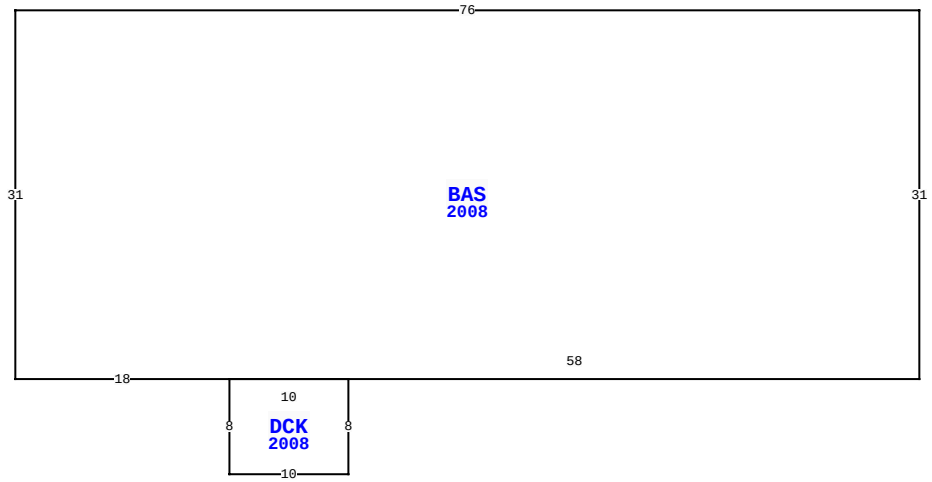
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2008 | 2,356 | 149,739 |
| DCK | 80 | 15 | 2008 | 12 | 763 |
| TOTALS | 2,436 | | | 2,368 | 150,501 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,368 | 128.9200 | 109.58 | 259,485 | 2007 | 2007 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 2356 HX Base Yr 2019




45065 PRECIOUS PL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 150,501 |
| TOTAL MARKET OB/XF VALUE | | 3,150 |
| TOTAL LAND VALUE - MARKET | | 79,200 |
| TOTAL MARKET VALUE | | 232,851 |
| SOH/AGL Deduction | | 102,282 |
| ASSESSED VALUE | | 130,569 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 79,847 |
| TOTAL JUST VALUE | | 232,851 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH5131 | CO ISSUED | 0 | 10/16/2008 |
| MH5131 | MH MOVE-ON | 0 | 09/01/2008 |
| E21264 | ELEC OTHER | 0 | 09/01/2008 |
| M14152 | MECH OTHER | 0 | 09/01/2008 |
| P13486 | OTHER | 0 | 09/01/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2711/1201 | 4/30/2024 | QC | U | I | 11 | 100 |
| GRANTOR: HOWARD THERESE MOSELE | | | | | | |
| GRANTEE: ANDREWS ERICA L | | | | | | |
| 2186/1262 | 3/06/2018 | SW | Q | I | 02 | 138,000 |
| GRANTOR: MATAWIN VENTURES TRUS | | | | | | |
| GRANTEE: HOWARD THERESE M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W76 S31 E18 DCK=[YR=2008] S8 E10 N8 W10$ E58 N31$.

## 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 | 2007 | 2007 | 3 | 90 | 3,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,150

| 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 | 1.76 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 79,200 | | | | | | | |

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.76 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 07/30/2025 BY SYS