PT OF LOT 9 IN OR 1443/1700
ELIZA JONES ESTATE OR 148/454
{R788007 R788008 & R788009}

OLIVER BARRY/PADILLA DEBRA
45052 KEY LANE
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0170

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

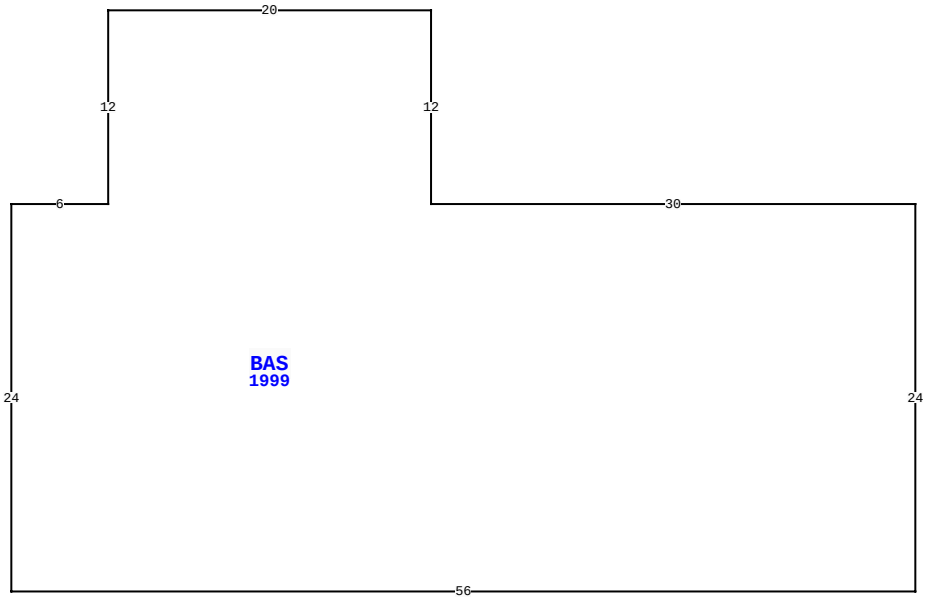
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1999	1,584	78,899
TOTALS	1,584			1,584	78,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	117.2000	99.62	157,798	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2007 Heated Area: 1584 HX Base Yr 2007



45052 KEY LN, 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		78,899
TOTAL MARKET OB/XF VALUE		3,088
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		127,437
SOH/AGL Deduction		70,900
ASSESSED VALUE		56,537
TOTAL EXEMPTION VALUE	HX HB DX	36,537
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		127,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,875

1998 STWD__ R788007 R788008 & R788009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/1700	9/12/2006	QC	U	I		83,800
GRANTOR: ZAHN CHARLES						
GRANTEE: OLIVER BARRY & PADI						
1326/0704	6/16/2005	QC	Q	I	01	100
GRANTOR: ZAHN CHARLES						
GRANTEE: ZAHN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 N12 W20 S12 W6 S24 E56 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
1	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS