LOT 3
IN OR 1666/56
2005 REGE DWMH

OBRIEN MARK & CINDY
44002 GOLDEN WAY
CALLAHAN, FL 32011

2025

17-2N-25-3010-0003-0000

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

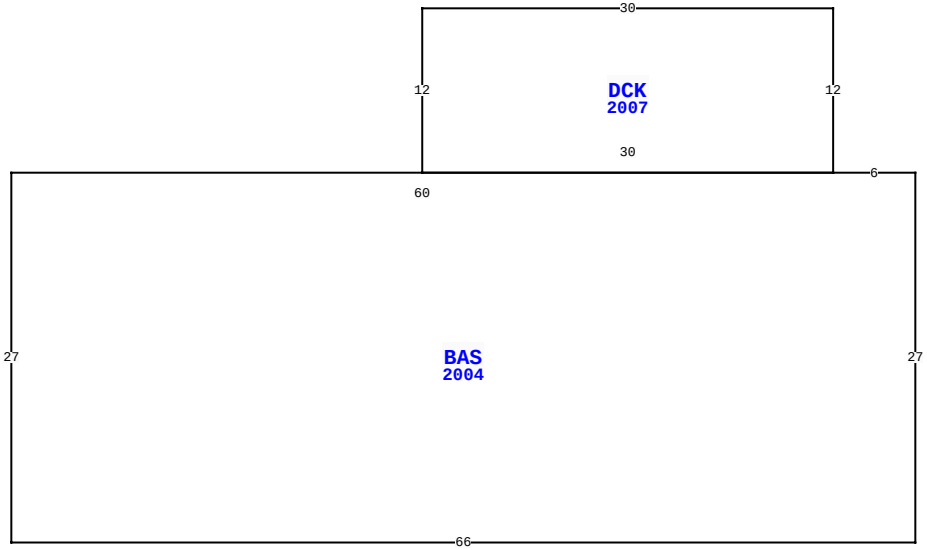
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2004	1,782	93,887
DCK	360	15	2007	54	2,845
TOTALS	2,142			1,836	96,732

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	119.2000	101.32	186,024	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	96,732
TOTAL MARKET OB/XF VALUE	6,402
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	153,134
SOH/AGL Deduction	19,803
ASSESSED VALUE	133,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,331
TOTAL JUST VALUE	153,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617383	ADDITION	4,000	12/01/2006
MH4470	MH MOVE-ON	0	09/01/2004
W295	XFOB	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1666/0056	3/04/2010	WD	U	I	12	44,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: OBRIEN MARK & CINDY						
1596/0124	12/05/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

45028 MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0	10	8	80.00	SF	15.00	15.00	100	2004	2004	3	21	252	
2	0510	GARAGE WD-	0	0	30	12	360.00	SF	26.95	26.95	100	2004	2004	3	32	3,105	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2004] W6 DCK=[YR=2007] N12 W30 S12 E30$ W60 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 6,402

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS