E'LY 250 FT R497748
IN OR 1194/1817
EX R/W OR 677/228

WILSON MALINDA E
45371 MORGAN CIRCLE
CALLAHAN, FL 32011

2025

19-2N-25-0000-0052-0010

BUILDING CHARACTERISTICS

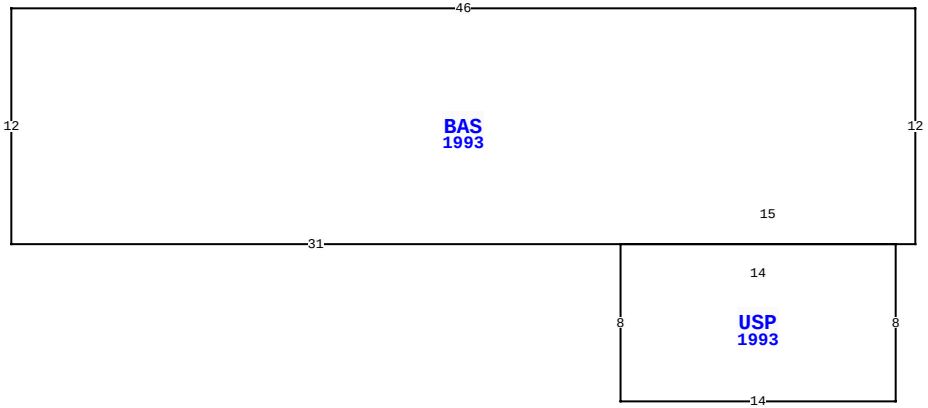
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	1993	552	11,287
USP	112	50	1993	56	1,145
TOTALS	664			608	12,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	608	85.2000	68.16	41,441	1972	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 552 HX Base Yr



45371 MORGAN CIR, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	12,432
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	57,432
SOH/AGL Deduction	22,378
ASSESSED VALUE	35,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,054
TOTAL JUST VALUE	57,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/1817	12/11/2003	WD	Q	I	06	100
GRANTOR: RAULERSON LOVETTE & N						
GRANTEE: WILSON MALINDA E						
0528/0194	10/06/1987	WD	U	V		100
GRANTOR: EDWARDS ERNEST & K R						
GRANTEE: RAULERSON LOVETTE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S12 E31 USP=[YR=1993] S8 E14 N8 W14 $ E15 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS