IN OR 2069/1507
PARCELS 96 & 103

KEMP SHANNON M
45193 ARLINE RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0096-0000

BUILDING CHARACTERISTICS

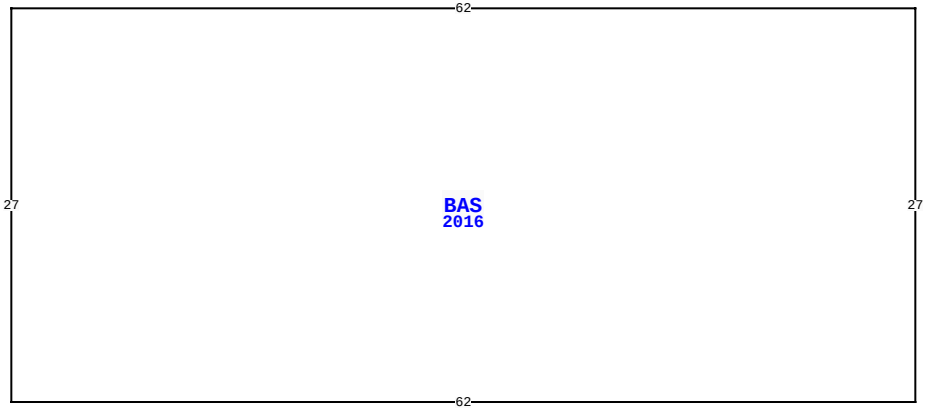
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2016	1,674	132,956
TOTALS	1,674			1,674	132,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	116.8000	99.28	166,195	2016	2016	0	0	0	20.00	80.00

2 M/H 94+ – 100% - 2017 Heated Area: 1674 HX Base Yr 2017



45193 ARLINE RD, 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		132,956
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		191,456
SOH/AGL Deduction		85,458
ASSESSED VALUE		105,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,276
TOTAL JUST VALUE		191,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165756	CO ISSUED	0	08/02/2016
MH165756	MH MOVE-ON	0	07/01/2016
B21309	REMODEL	1,800	04/01/2008
01018	OTHER	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/1507	7/14/2016	WD	U	I	11	100
GRANTOR: KEMP AVIS L						
GRANTEE: KEMP SHANNON M						
2069/1505	7/14/2016	QC	U	I	11	100
GRANTOR: KEMP FREDDIE JAMES						
GRANTEE: KEMP AVIS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W62 S27 E62 N27$.

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	100	0006	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS