IN OR 1322/22
2006 PALM HARBOR DW/MH

JANUSZKIEWICZ LEE & SHERRI L
45174 ARLINE ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0102-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

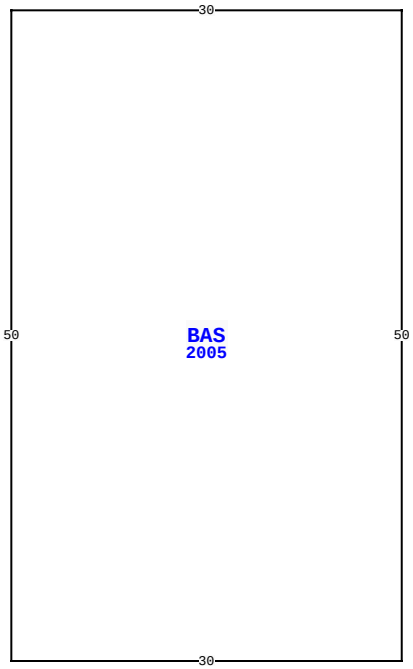
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2005	1,500	23,436
TOTALS	1,500			1,500	23,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	21.70	32,550	2005	2005	0	0	0	28.00	72.00

1 GARAGE RES – 100% - 2007 Heated Area: 1500 HX Base Yr 2007



45174 ARLINE RD, CALLAHAN

BLD DATE	04/24/2007 KW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,732
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		283,932
SOH/AGL Deduction		141,264
ASSESSED VALUE		142,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,946
TOTAL JUST VALUE		283,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21029	REMODEL	5,793	01/01/2008
B18247	ADDITION	9,718	10/31/2006
B18248	ADDITION	7,885	10/31/2006
CMH4731	CO ISSUED	0	01/01/2006
E16570	ELEC OTHER	1,000	01/01/2006
E16613	ELEC OTHER	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0022	6/03/2005	WD	Q	V		22,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: JANUSZKIEWICZ LEE &						
1248/1239	6/22/2004	PR	U	I	07	100
GRANTOR: JONES JAMES G P/R						
GRANTEE: JONES JAMES G ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30 S50 E30 N50$.

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

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	1.56	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,200							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.56 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 07/30/2025 BY SYS

IN OR 1322/22
2006 PALM HARBOR DW/MH

JANUSZKIEWICZ LEE & SHERRI L
45174 ARLINE ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0102-0080

BUILDING CHARACTERISTICS

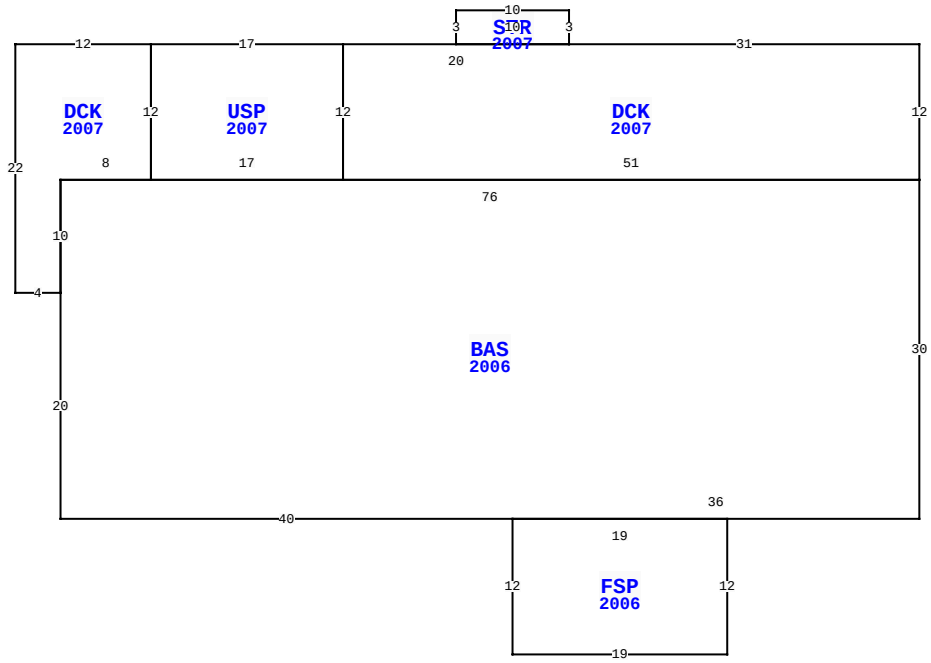
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	2,280	100	2006	2,280	164,222
DCK	184	15	2007	28	2,017
DCK	612	15	2007	92	6,626
FSP	228	60	2006	137	9,868
STR	30	10	2007	3	216
USP	204	50	2007	102	7,347
TOTALS	3,538			2,642	190,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,642	151.3200	128.62	339,814	2006	2006	0	0	0	44.00	56.00

2 M/H 94+ – 100% - 2007 Heated Area: 2280 HX Base Yr 2007



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TOTAL JUST VALUE		283,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4731	MH MOVE-ON	0	01/01/2006
M10959	MECH OTHER	0	01/01/2006
P10673	OTHER	0	01/01/2006
B15782	NEW CONSTR	22,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0022	6/03/2005	WD	Q	V		22,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: JANUSZKIEWICZ LEE &						
1248/1239	6/22/2004	PR	U	I	07	100
GRANTOR: JONES JAMES G P/R						
GRANTEE: JONES JAMES G ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W31 STR=[YR=2007] N3 W10 S3 E10$ W20
USP=[YR=2007] W17 DCK=[YR=2007] W12 S22 E4 BAS=[YR=2006] S20
E40 FSP=[YR=2006] S12 E19 N12 W19$ E36 N30 W76 S10$ N10 E8
N12$ S12 E17 N12$ S12 E51 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.56 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 07/30/2025 BY SYS