LOT 14
IN OR 2159/258
2001 REGEN DW/MH

WATERS RODNEY K
46624 MIDDLE ROAD
CALLAHAN, FL 32011

2025

19-4N-24-1212-0014-0000

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 100
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

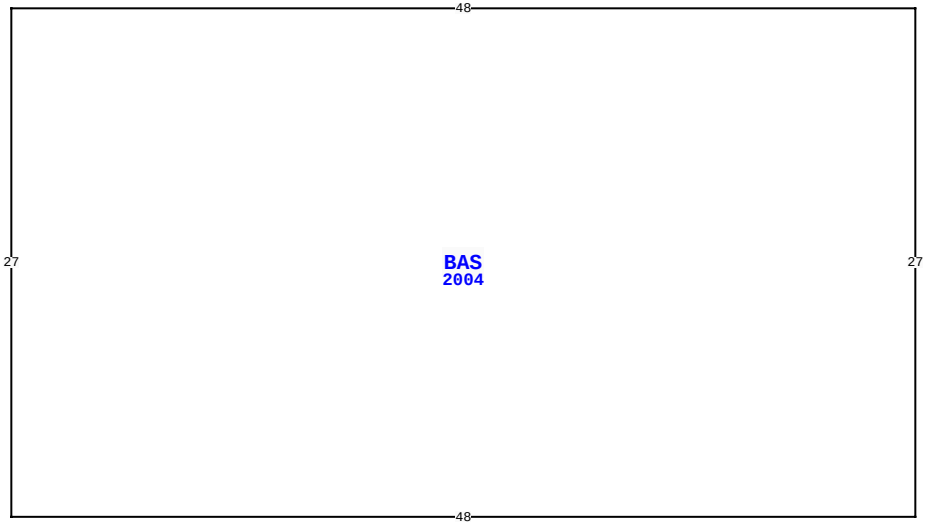
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2004	1,296	72,794
TOTALS	1,296			1,296	72,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	118.0000	100.30	129,989	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



553924 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,794
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	122,534
SOH/AGL Deduction	31,429
ASSESSED VALUE	91,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,105
TOTAL JUST VALUE	122,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003245	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0258	10/25/2017	WD	Q	I	01	33,500
GRANTOR: WOODS REBECCA						
GRANTEE: WATERS RODNEY K						
1923/1661	6/16/2014	SW	U	I	12	35,500
GRANTOR: FANNIE MAE						
GRANTEE: WOODS REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S27 E48 N27 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

TOTAL OB/XF 2,940

LAND DESCRIPTION

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	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS