PT W1/2 OF SW1/4 OF NW1/4
PT OR 1660/734
1988 MEAD DW/MH

HAAG VENEISHA
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2025

20-1N-25-0000-0004-0050

BUILDING CHARACTERISTICS

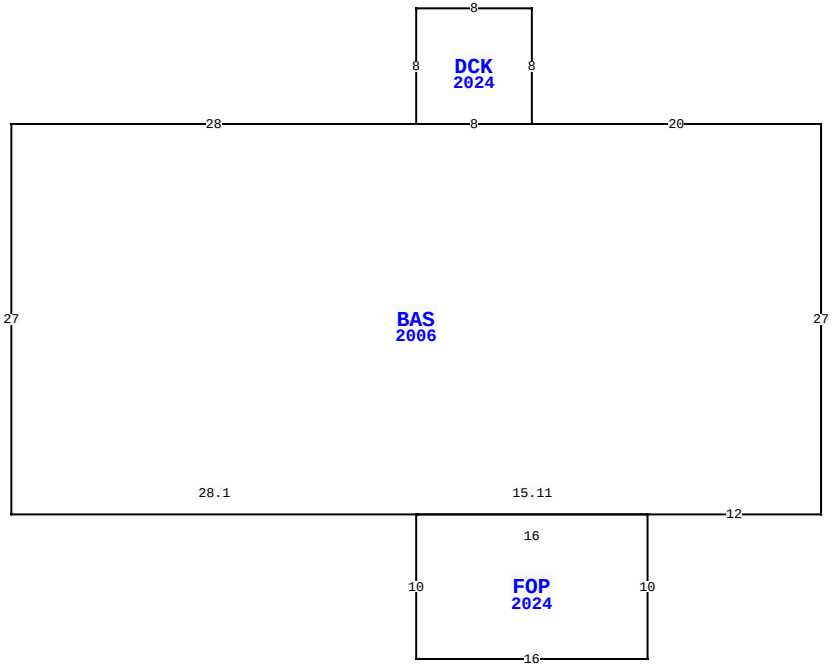
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2006	1,512	68,617
DCK	64	15	2024	10	454
FOP	160	30	2024	48	2,178
TOTALS	1,736			1,570	71,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,570	128.9200	103.14	161,930	1988	2000	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



43209 PEARL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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
1	0810	CONCRETE A	0	0	11	9	99.00	SF	6.50	6.50	100	2000	2000	3	77	495	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	71,249
TOTAL MARKET OB/XF VALUE	495
TOTAL LAND VALUE - MARKET	70,700
TOTAL MARKET VALUE	142,444
SOH/AGL Deduction	58,101
ASSESSED VALUE	84,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,343
TOTAL JUST VALUE	142,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,379

1/2024KW: MISC STRG = NV

1988 MEAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1660/0734	1/20/2010	WD	Q	I	01	80,000
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: HAAG DOMINIQUE & VE						
0592/0821	3/13/1990	WD	Q	I		16,000
GRANTOR: GORE JOHNNY B & CH						
GRANTEE: BURNS ANDREW & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-4,-7] W20 W8 W28 S27 E28.1 E15.11 E12 N27 $
FOP=[YR=2024;ORIG=-32,20] E16 S10 W16 N10 $
DCK=[YR=2024;ORIG=-32,-7] E8 N8 W8 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 495

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	0007	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 01/22/2024 BY KWX Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 07/30/2025 BY SYS