IN OR 2689/241

ADAMS HERBERT M/ADAMS JAMES M
543027 US HWY 1
CALLAHAN, FL 32011

2025

20-2N-25-0000-0006-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

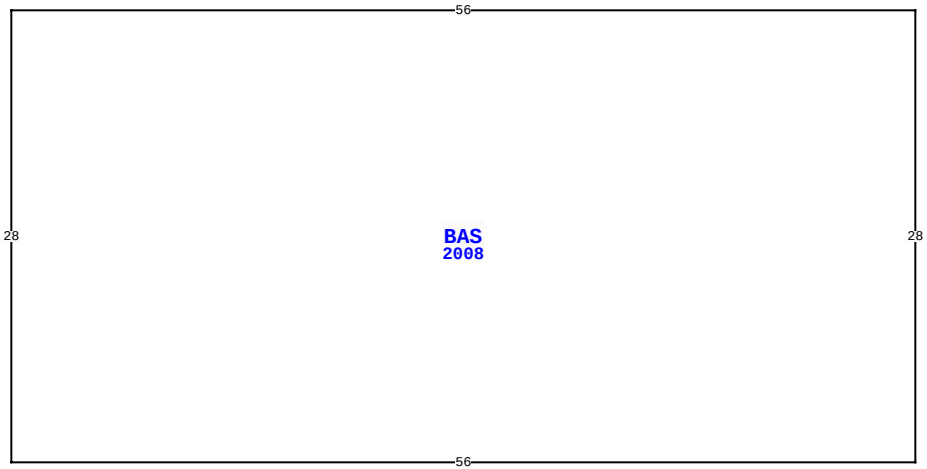
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2008	1,568	44,255
TOTALS	1,568			1,568	44,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	117.6000	94.08	147,517	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1568 HX Base Yr 2024



543027 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,255
TOTAL MARKET OB/XF VALUE		2,064
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		136,319
SOH/AGL Deduction		38,676
ASSESSED VALUE		97,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,921
TOTAL JUST VALUE		136,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514231	ELEC OTHER	1,000	02/01/2005
P08980	OTHER	0	02/01/2005
C4507	CO ISSUED	0	01/01/2005
MH4507	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/241	12/04/2023	QC	U	I	11	100
GRANTOR: ADAMS JEAN						
GRANTEE: ADAMS HERBERT M						
1581/0779	8/18/2008	QC	Q	I	06	100
GRANTOR: PARKS DAVID W & BONNI						
GRANTEE: ADAMS JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S28 E56 N28$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	1995	1995	3	20	312	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	27	216	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	27	216	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	66	1,320	

LAND DESCRIPTION

TOTAL OB/XF 2,064

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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS