BLOCK 3 PT OF LOT 10
PT OR 1464/1184
1991 HOME DW/MH

DESORMEAU BRIAN D
43363 ELLIS AVENUE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0104

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

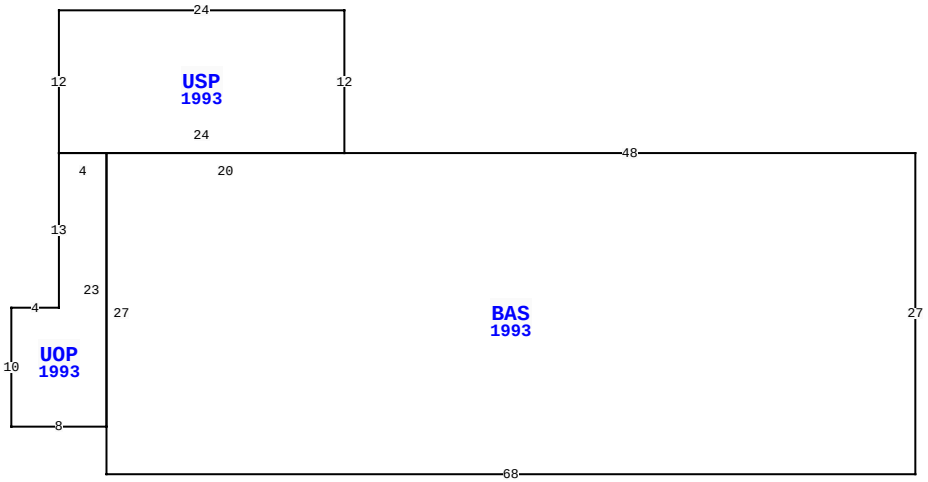
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	79,456
UOP	132	25	1993	33	1,428
USP	288	50	1993	144	6,232
TOTALS	2,256			2,013	87,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,013	117.6000	94.08	189,383	1991	2001	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 1836 HX Base Yr



43363 ELLIS AVE, 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	87,116
TOTAL MARKET OB/XF VALUE	6,407
TOTAL LAND VALUE - MARKET	111,000
TOTAL MARKET VALUE	204,523
SOH/AGL Deduction	89,496
ASSESSED VALUE	115,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,027
TOTAL JUST VALUE	204,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013536	MH MOVE-ON	0	06/01/2001
8038	XFOB	4,350	04/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1184	12/11/2006	WD	Q	I		135,000
GRANTOR: MCKINNEY MICHELLE C &						
GRANTEE: DESORMEAU BRIAN D						
1341/1608	8/15/2005	WD	U	I	07	100
GRANTOR: MCKINNEY MICHELLE C E						
GRANTEE: MCKINNEY MICHELLE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48USP=[YR=1993] N12 W24 S12 UOP=[YR=1993] S13W4 S10 E8 N23 W4$ E24$ W20 S27E68 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	1242	WD DECK A	0	0	10	7	70.00	SF	10.00	10.00	100	2000	2000	3	20	140	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	1996	1996	3	20	682	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1996	1996	3	23	552	
4	0681	POLE SHED	0	0	9	16	144.00	SF	15.00	15.00	100	1996	1996	3	23	497	
5	0940	SHEDS/PORT	0	0	36	12	432.00	SF	30.00	30.00	100	2009	2009	3	35	4,536	

LAND DESCRIPTION

TOTAL OB/XF 6,407

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	3.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,000							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 3.70 Total Land Value: 111,000 Market: 0 Agricultural: 0 Common: 111,000 PRINTED 07/30/2025 BY SYS