BLOCK 3 PT LOT 17
IN OR 1690/1298 SEC 25-1N-24
(EX OR 2719/1463)

MCDONALD DANA & EULA L L/E/
PO BOX 1454
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0171

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

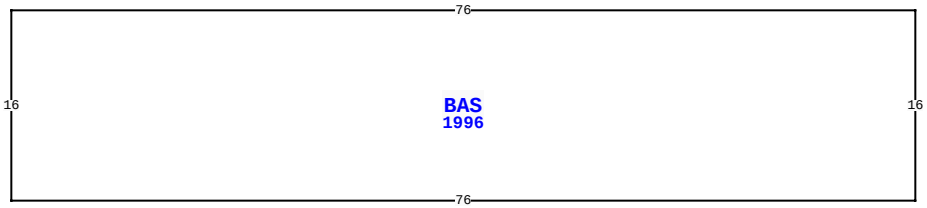
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1996	1,216	55,847
TOTALS	1,216			1,216	55,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.8000	104.38	126,926	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2023 Heated Area: 1216 HX Base Yr 2023



43253 BENBRANCH FARM LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,847
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		120,197
SOH/AGL Deduction		23,042
ASSESSED VALUE		97,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,433
TOTAL JUST VALUE		120,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009153	STORAGE BUILDING	115,542	08/06/2024
B1327576	ADDITION	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2628/1661	4/02/2023	LE	U	I	11	100
GRANTOR: MCDONALD DANA & EULA						
GRANTEE: NAIL TONY MICHAEL J						
1690/1298	7/11/2010	QC	U	I	11	60,000
GRANTOR: NAIL TONY M JR						
GRANTEE: MCDONALD DANA & EUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S16 E76 N16$.

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	0007	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,350							

REVIEW DATE 06/04/2025 BY WW Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS