BLOCK 3 LOT 22
IN OR 450/60 SEC 30-1N-25
R235846 & R235847 &

LUST ROBERT O & BOBBIE J
43002 GROUCH LANE
CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0220

BUILDING CHARACTERISTICS

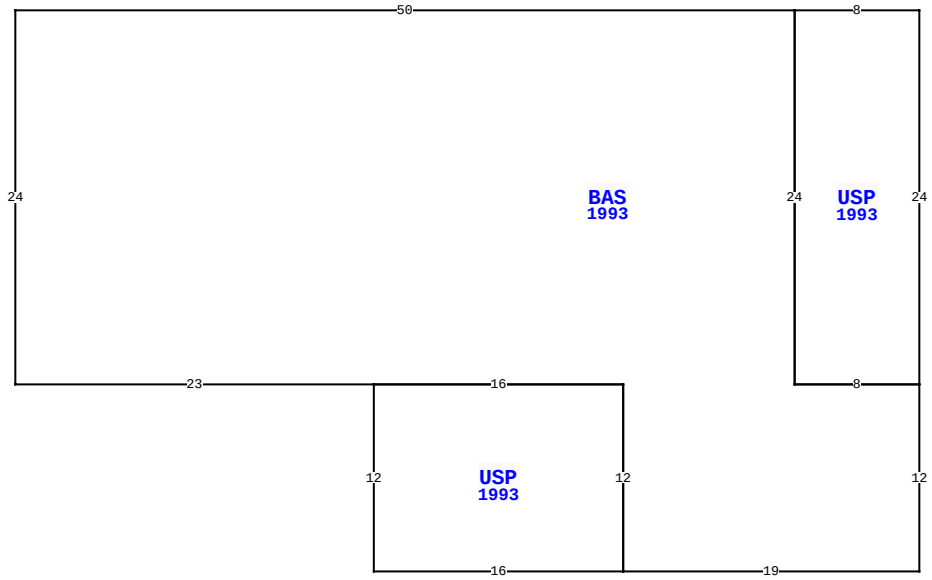
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,428	100	1993	1,428	40,304
USP	192	50	1993	96	2,710
USP	192	50	1993	96	2,710
TOTALS	1,812			1,620	45,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	117.6000	94.08	152,410	1985	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1428 HX Base Yr



43002 GROUCH LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		65,094
TOTAL MARKET OB/XF VALUE		4,298
TOTAL LAND VALUE - MARKET		94,380
TOTAL MARKET VALUE		163,772
SOH/AGL Deduction		75,192
ASSESSED VALUE		88,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,858
TOTAL JUST VALUE		163,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,770

SHARES WELL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6762	ADDITION	4,000	10/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0450/0060	4/01/1985	WD	Q	V		26,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W8 BAS=[YR=1993] W50 S24 E23 USP=[YR=1993] S12 E16 N12 W16$ E16 S12 E19 N12 W8 N24$ S24 E8 N24 $.

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	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.95	26.95	100	1987	1987	3	20	1,552	
4	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1975	1975	3	20	576	
5	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2001	2001	3	20	256	
6	0751	UOP	0	100	21	12	252.00	SF	7.50	7.50	100	2006	2006	3	40	756	

LAND DESCRIPTION

TOTAL OB/XF 4,298

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	0006	OR	0.00	0.00	9.68	AC		1.00	1.00	0.50	19,500.00	9,750.00	94,380							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 9.68 Total Land Value: 94,380 Market: 0 Agricultural: 0 Common: 94,380 PRINTED 07/30/2025 BY SYS

BLOCK 3 LOT 22
IN OR 450/60 SEC 30-1N-25
R235846 & R235847 &

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CALLAHAN, FL 32011

2025

24-1N-24-0750-0003-0220

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

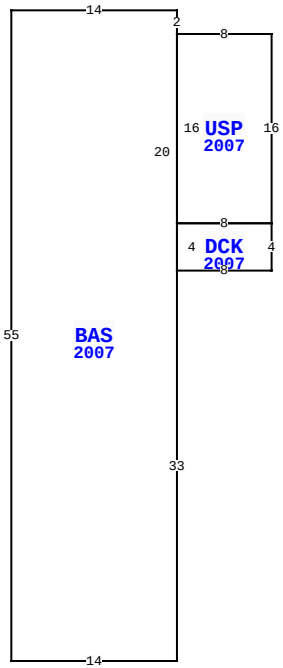
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	2007	770	17,778
DCK	32	15	2007	5	116
USP	128	50	2007	64	1,478
TOTALS	930			839	19,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	839	96.2000	76.96	64,569	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 100% - 0 Heated Area: 770 HX Base Yr



43002 GROUCH LN, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0450/0060	4/01/1985	WD	Q	V		26,700

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W8 BAS=[YR=2007] N2 W14 S55 E14 N33
DCK=[YR=2007] E8 N4 W8 S4$ N20$ S16 E8 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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 9.68 Total Land Value: 94,380 Market: 0 Agricultural: 0 Common: 94,380 PRINTED 07/30/2025 BY SYS