

BLOCK 4 PT OF LOT 4
IN OR 2153/1129
2001 MERT-DW

PIKUNAS MARIANNE S
43002 GLADE HILL RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0044



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	05	Quality Level 05
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA 08	
NEIGHBORHOOD/LOC	8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,715	100
UOP	240	25
TOTALS	1,955	1,775

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,775	141.1200	119.95	212,911	2001	2008	0	0	0	40.00	60.00	
1 M/H 94+ - 100% - 2019 Heated Area: 1715 HX Base Yr 2019													
UOP 2019 BAS 2001													
43002 GLADE HILL RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0510	GARAGE WD-	0 100	30 24	720.00	SF	29.75	29.75	100	2001	2001	3	28
2	0351	CARPORT MT	0 100	30 10	300.00	SF	6.90	6.90	100	2019	2019	3	82
3	0351	CARPORT MT	0 100	24 10	240.00	SF	10.00	10.00	100	2019	2019	3	82
4	1242	WD DECK A	0 100	0 0	325.00	SF	5.00	5.00	100	2019	2019	3	82

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100	0007	OR	0.00	0.00	1.07	AC		1.00	1.00

NASSAU COUNTY PROPERTY						PAGE 1 of 1		6
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				127,747				
TOTAL MARKET OB/XF VALUE				10,996				
TOTAL LAND VALUE - MARKET				48,150				
TOTAL MARKET VALUE				186,893				
SOH/AGL Deduction				74,860				
ASSESSED VALUE				112,033				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				61,311				
TOTAL JUST VALUE				186,893				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				160,031				