BLK 4 PT OF LOT 5 IN
OR 2715/536 (EX OR 586/659) &
ESMT IN OR 550/836

ROBERSON MICHAEL
43110 RATLIFF RD
CALLAHAN, FL 32011

2025

24-1N-24-0750-0004-0054

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

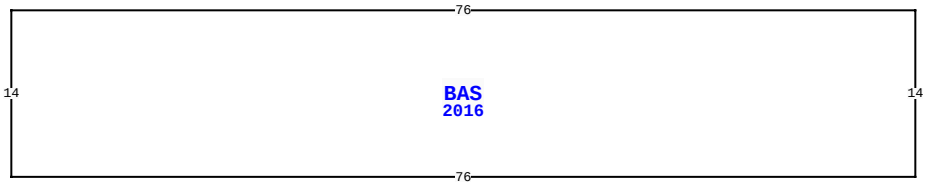
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2016	1,064	18,939
TOTALS	1,064			1,064	18,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,064	89.0000	71.20	75,757	1992	1992	0	0	25	70.00	25.00

1 M/H 93- – 0% - 2025 Heated Area: 1064 HX Base Yr



43032 EGGER PL, 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	18,939
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	77,850
TOTAL MARKET VALUE	96,789
SOH/AGL Deduction	0
ASSESSED VALUE	96,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,789
TOTAL JUST VALUE	96,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,472

SHED & WD/WK NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2715/536	5/28/2024	QC	U	I	11	37,500
GRANTOR: EGGER JIMMIE N						
GRANTEE: ROBERSON MICHAEL						
0748/0899	1/10/1996	QC	Q	V	01	100
GRANTOR: EGGER JIMMIE N						
GRANTEE: CRAIG JENNIFER MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S14 E76 N14$.

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	0		OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,850							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.73 Total Land Value: 77,850 Market: 0 Agricultural: 0 Common: 77,850 PRINTED 07/30/2025 BY SYS