PT OF NE1/4 OF SEC 24-2N-24E
IN OR 2452/921
ESMT IN OR 2503-1999

SENESAC CHAD & PATRICIA S
PO BOX 1098
CALLAHAN, FL 32011

2025

24-2N-24-0000-0002-0010

BUILDING CHARACTERISTICS

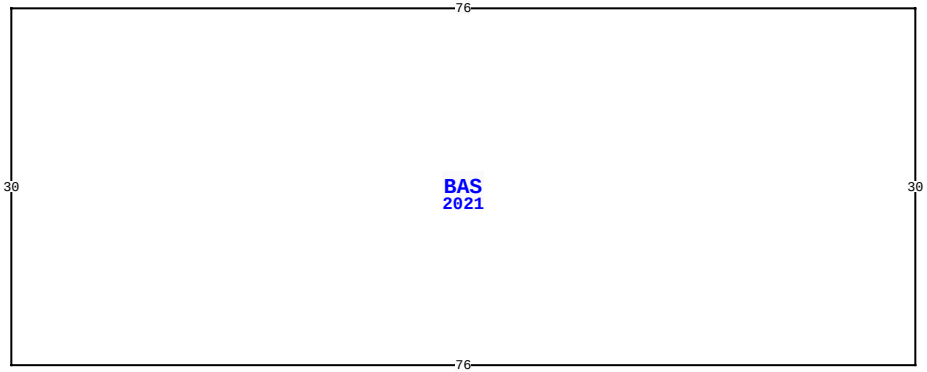
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	241,949
TOTALS	2,280			2,280	241,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.7000	109.40	249,432	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



44115 PROMISE TR, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		241,949
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,450
TOTAL MARKET VALUE		350,399
SOH/AGL Deduction		71,794
ASSESSED VALUE		278,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,883
TOTAL JUST VALUE		350,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012450	MH MOVE-ON	0	09/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0921	4/15/2021	QC	U	V	11	100

GRANTOR: SENESAC DAVID M & JUD

GRANTEE: SENESAC CHAD & PATR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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		OR	0.00	0.00	5.46	AC		1.00	1.00	1.00	19,500.00	19,500.00	106,470							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.96	AC		1.00	1.00	1.00	500.00	500.00	1,980							

REVIEW DATE 12/03/2021 BY TW Total Acres: 9.42 Total Land Value: 108,450 Market: 0 Agricultural: 0 Common: 108,450 PRINTED 07/30/2025 BY SYS