NW1/4 OF NW1/4 OF NE1/4 OF
SEC 24-2N-24E
IN OR 2048/233

GALTIERI THOMAS & PRISCILLA
PO BOX 1412
CALLAHAN, FL 32011

2025

24-2N-24-0000-0005-0060

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

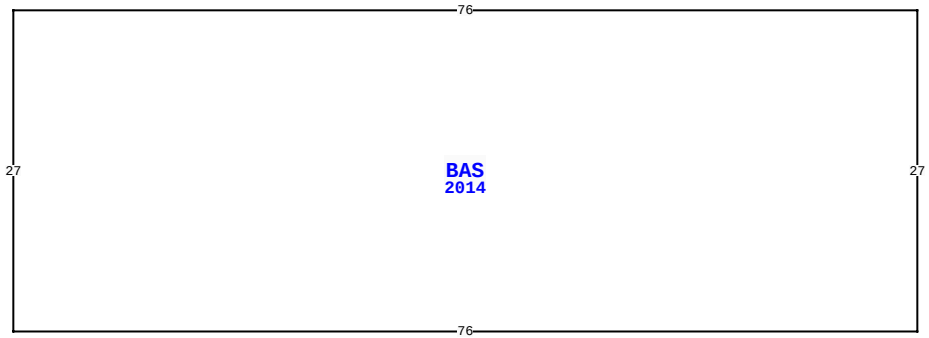
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2014	2,052	161,351
TOTALS	2,052			2,052	161,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.4800	109.21	224,099	2014	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2015 Heated Area: 2052 HX Base Yr 2015



44097 PROMISE TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,351
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		83,300
TOTAL MARKET VALUE		244,651
SOH/AGL Deduction		118,978
ASSESSED VALUE		125,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,951
TOTAL JUST VALUE		244,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145598	CO ISSUED	0	11/25/2014
MH145598	MH MOVE-ON	0	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2048/0233	4/16/2016	QC	U	I	11	100
GRANTOR: GALTIERI VINCENT C &						
GRANTEE: GALTIERI THOMAS & P						
1931/1742	6/06/2014	QC	U	V	11	100
GRANTOR: GALTIERI VINCENT C &						
GRANTEE: GALTIERI THOMAS & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S27 E76 N27$.

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		OR	0.00	0.00	2.38	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,300							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 2.38 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS