PT NW1/4 OF SEC 24-2N-24E
IN OR 868/310
{FLHMLCF157423149A &

RAYSOR CHARLES H
P O BOX 207
CALLAHAN, FL 32011-0207

2025

24-2N-24-0000-0014-0060

NASSAU COUNTY PROPERTY

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	03	Quality Level 03

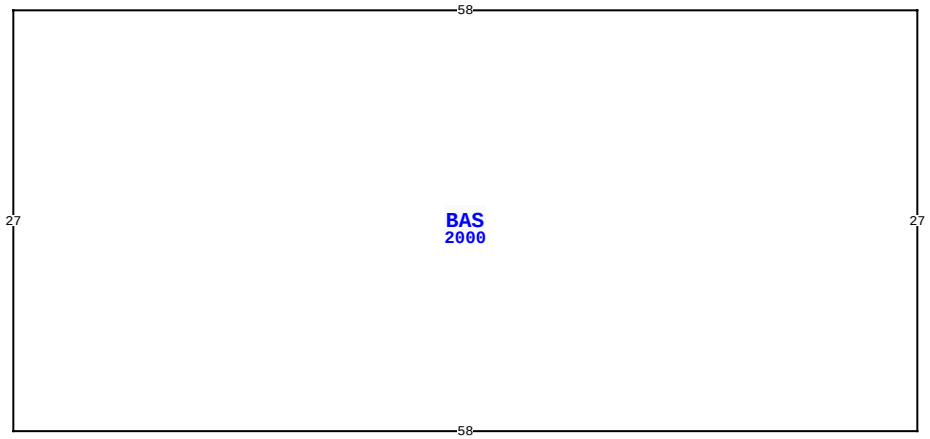
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2000	1,566	68,876
TOTALS	1,566			1,566	68,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	117.6000	99.96	156,537	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2001 Heated Area: 1566 HX Base Yr 2001



45275 BROWNS FARM RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		83,332
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		114,300
TOTAL MARKET VALUE		200,537
SOH/AGL Deduction		109,592
ASSESSED VALUE		90,945
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		35,223
TOTAL JUST VALUE		200,537
NCON VALUE		14,456
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007278	INSTALL 24X26 MET	40,054	06/20/2024
MH003001	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1868	3/24/2017	FJ	U	I	11	100
GRANTOR: CRANE ROSETTA MADISON						
GRANTEE: CRANE AGNES M, BETT						
0868/0310	2/17/1999	WD	U	V	21	11,000
GRANTOR: CRANE RUDOLPH & ROSET						
GRANTEE: RAYSOR CHARLES H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W58 S27 E58 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	3.81	AC		1.00	1.00	1.00	30,000.00	30,000.00	114,300							

REVIEW DATE 08/08/2024 BY WW Total Acres: 3.81 Total Land Value: 114,300 Market: 0 Agricultural: 0 Common: 114,300 PRINTED 07/30/2025 BY SYS

PT NW1/4 OF SEC 24-2N-24E
IN OR 868/310
{FLHMLCF157423149A &

RAYSOR CHARLES H
P O BOX 207
CALLAHAN, FL 32011-0207

2025

24-2N-24-0000-0014-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

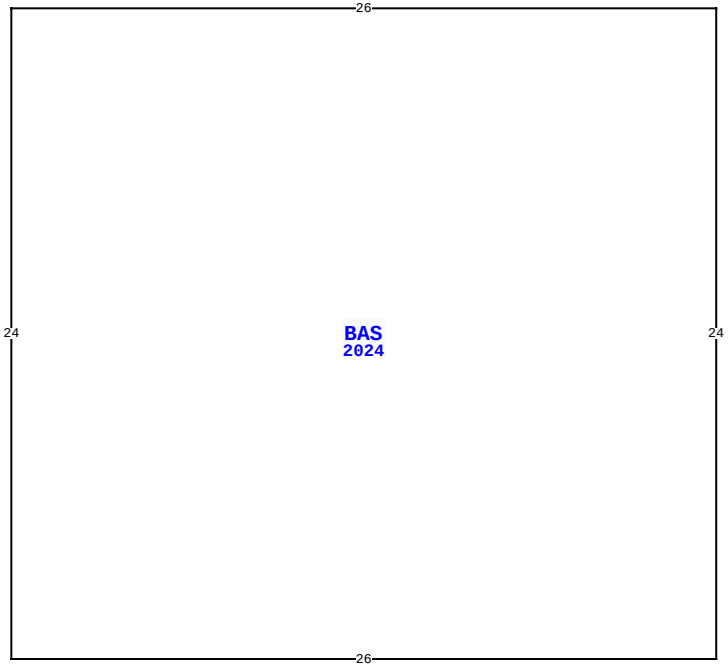
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2024	624	14,456
TOTALS	624			624	14,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	624	63.2500	23.40	14,602	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 624 HX Base Yr 2001



45275 BROWNS FARM RD, CALLAHAN

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

VALUATION SUMMARY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CRANE ROSETTA MADISON						
GRANTEE: CRANE AGNES M, BETT						
0868/0310	2/17/1999	WD	U	V	21	11,000
GRANTOR: CRANE RUDOLPH & ROSET						
GRANTEE: RAYSOR CHARLES H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=54,16] E26 S24 W26 N24 $
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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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/08/2024 BY WW Total Acres: 3.81 Total Land Value: 114,300 Market: 0 Agricultural: 0 Common: 114,300 PRINTED 07/30/2025 BY SYS