LOT 6
ARENBURGH ACRES PB 5/384

KOZEL ANATOLY & JANNA
43178 HARVEY DR
CALLAHAN, FL 32011

2025

25-1N-24-0080-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

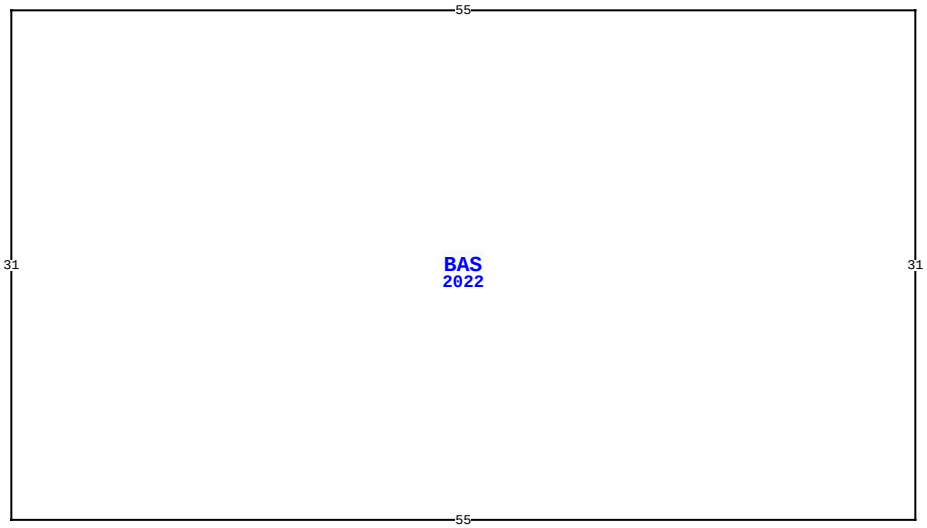
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	2022	1,705	226,724
TOTALS	1,705			1,705	226,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,705	159.6400	135.69	231,351	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1705 HX Base Yr 2023



43178 HARVEY DR, 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		347,985
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		112,320
TOTAL MARKET VALUE		460,305
SOH/AGL Deduction		180,065
ASSESSED VALUE		280,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,518
TOTAL JUST VALUE		460,305
NCON VALUE		104,620
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000351	ADDITION	140,139	01/10/2023
22010601	CO ISSUED	0	07/12/2022
22007064	MH MOVE-ON	0	05/06/2022
B22552	DEMOLITION	1,800	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1654	12/20/2021	WD	Q	V	02	130,000
GRANTOR: MCLEAN AMANDA L & TIM						
GRANTEE: KOZEL ANATOLY & JAN						
1692/0936	2/09/2010	QC	U	I	11	100
GRANTOR: ARENBURGH SUSAN R						
GRANTEE: MCLEAN AMANDA & TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W55 S31 E55 N31$.

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	5.76	AC		1.00	1.00	1.00	19,500.00	19,500.00	112,320							

REVIEW DATE 05/09/2024 BY WW Total Acres: 5.76 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

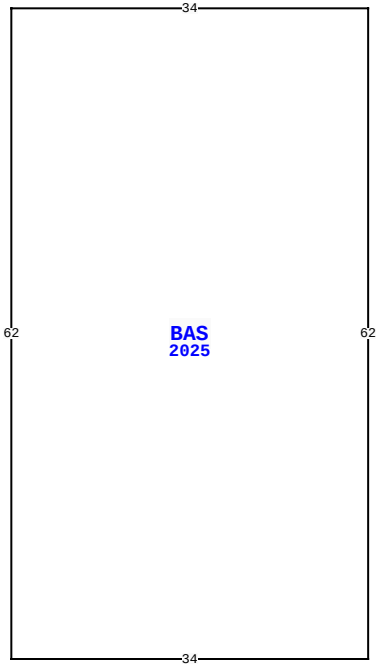
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2025	2,108	104,620
TOTALS	2,108			2,108	104,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,108	93.6390	49.63	104,620	2024	2024	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2025 Heated Area: 2108 HX Base Yr 2023



43178 HARVEY DR, CALLAHAN

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

VALUATION SUMMARY

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SOH/AGL Deduction		180,065
ASSESSED VALUE		280,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,518
TOTAL JUST VALUE		460,305
NCON VALUE		104,620
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1654	12/20/2021	WD	Q	V	02	130,000
GRANTOR: MCLEAN AMANDA L & TIM						
GRANTEE: KOZEL ANATOLY & JAN						
1692/0936	2/09/2010	QC	U	I	11	100
GRANTOR: ARENBURGH SUSAN R						
GRANTEE: MCLEAN AMANDA & TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,65] E34 N62 W34 S62 $
.

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 05/09/2024 BY WW Total Acres: 5.76 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

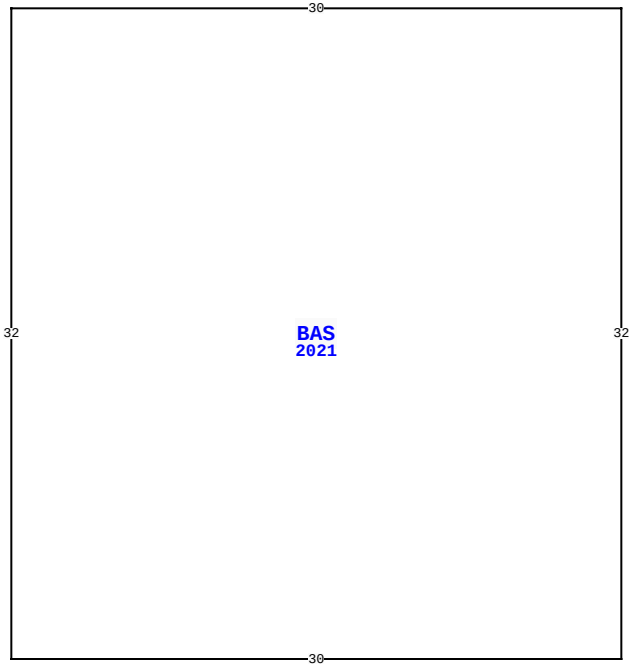
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	16,641
TOTALS	960			960	16,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	21.14	20,294	2010	2010	0	0	0	18.00	82.00

3 GARAGE RES – 100% - 2023 Heated Area: 960 HX Base Yr 2023



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GRANTOR: ARENBURGH SUSAN R						
GRANTEE: MCLEAN AMANDA & TIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S32 E30 N32$.

EXTRA FEATURES

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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

REVIEW DATE 05/09/2024 BY WW Total Acres: 5.76 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 07/30/2025 BY SYS