OR 322 PG 719
1998 MERI DW/MH

THOMAS DONALD LEE & MERLINE
35065 KEITH ROAD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0005-0010

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	03	Quality Level 03

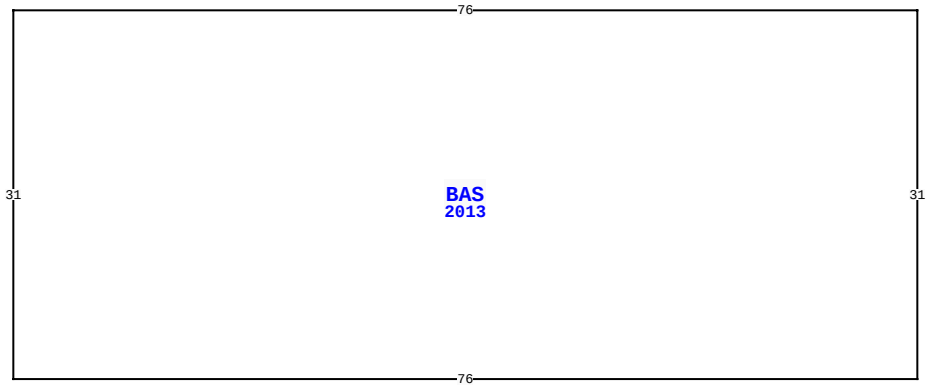
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2013	2,356	93,562
TOTALS	2,356			2,356	93,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	116.8000	99.28	233,904	1998	1998	0	0	0	60.00	40.00

2 M/H 94+ – 100% - 0 Heated Area: 2356 HX Base Yr



35065 KEITH RD, 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		93,562
TOTAL MARKET OB/XF VALUE		8,680
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		147,242
SOH/AGL Deduction		68,704
ASSESSED VALUE		78,538
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,816
TOTAL JUST VALUE		147,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135454	CO ISSUED	0	01/16/2013
MH135454	MH MOVE-ON	0	01/01/2013
P1316311	OTHER	0	01/01/2013
E25664	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0311/0328	3/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						
0156/0208	1/01/1973	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S31 E76 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	26.25	26.25	100	1980	1980	3	20	2,100	
4	0200	BARN WD 0-	0	100	34	30	1,020.00	SF	15.00	15.00	100	1980	1980	3	20	3,060	

LAND DESCRIPTION

TOTAL OB/XF 8,680

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS