IN OR 689/65
R673271 & R673272

HAGAN DONALD LIVING TRUST/HAGAN DONALD G TRUSTEE
615896 RIVER RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0013-0020

BUILDING CHARACTERISTICS

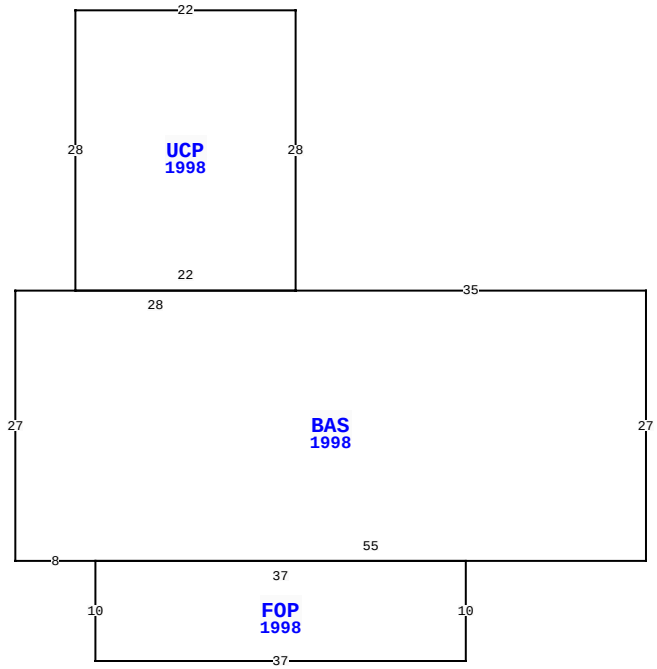
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,701	100	1998	1,701	81,614
FOP	370	30	1998	111	5,326
UCP	616	20	1998	123	5,902
TOTALS	2,687			1,935	92,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,935	141.1200	119.95	232,103	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1701 HX Base Yr



35070 LANCE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,841
TOTAL MARKET OB/XF VALUE	7,978
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	150,319
SOH/AGL Deduction	30,757
ASSESSED VALUE	119,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,562
TOTAL JUST VALUE	150,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985422	ADDITION	1,500	09/01/1998
B985421	CARPORT	5,184	09/01/1998
MH982351	MH MOVE-ON	0	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0689/0065	9/27/1993	PR	Q	I	01	100
GRANTOR: HAGAN DONALD P/R						
GRANTEE: HAGAN DONALD & ANN						
0206/0036	1/01/1975	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W35 UCP=[YR=1998] N28 W22 S28 E22$ W28 S27 E8
FOP=[YR=1998] S10 E37 N10 W37$ E55 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	0511	GARAGE CB-	0	0	20	16	320.00	SF	40.00	40.00	100	1982	1982	3	35	4,480	
2	0810	CONCRETE A	0	0	3	49	147.00	SF	6.50	6.50	100	1998	1998	3	73	698	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 7,978

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	0	0005	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,500							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.10 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS