IN OR 2490/16

PADGETT JONATHAN/PADGETT CHARLES
44350 KEME RD
CALLAHAN, FL 32011

2025

27-2N-25-0000-0003-0120

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 80
Interior Floo	08	SHT VINYL 20
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

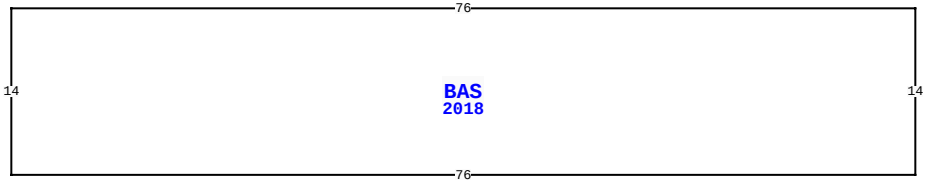
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2018	1,064	38,998
TOTALS	1,064			1,064	38,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	123.2000	104.72	111,422	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1064 HX Base Yr



45364 BISMARK 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	38,998
TOTAL MARKET OB/XF VALUE	1,804
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	85,802
SOH/AGL Deduction	3,218
ASSESSED VALUE	82,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,584
TOTAL JUST VALUE	85,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004193	CO ISSUED	0	04/25/2019
18001896	MH MOVE-ON	0	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0016	7/23/2021	QC	U	I	11	100
GRANTOR: PADGETT CHARLES L & S						
GRANTEE: PADGETT JONATHAN &						
1293/1946	2/08/2005	WD	U	I	07	100
GRANTOR: JONES JOSEPH DAVID SR						
GRANTEE: THE ASSOCIATES FINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S14 E76 N14$.

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	0810	CONCRETE A	0	0	12	9	108.00	SF	6.50	6.50	100	1985	1985	3	44	309	
2	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	44	343	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,804

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS