PT OF LOTS 62 & 63
IN OR 2490/27
R673692, SCHT 2003 DW/MH &

FLORIDA LAND TRUST NO ASSET 19/FLA TRUST SERVICES
P O BOX 6367
JACKSONVILLE, FL 32236-6367

2025

27-3N-24-2020-0062-0010

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

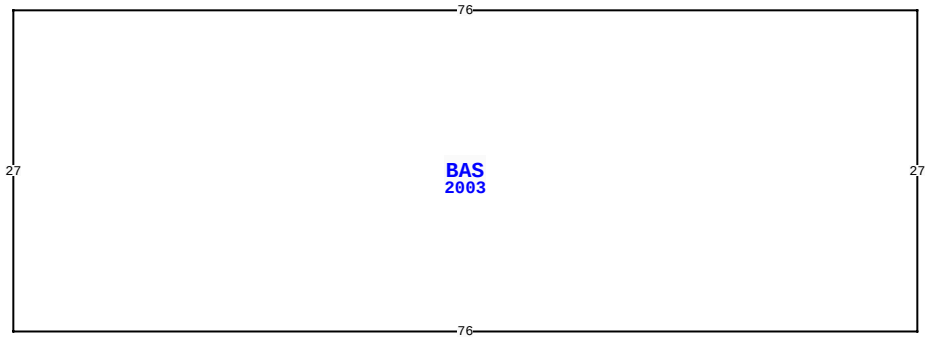
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2003	2,052	102,559
TOTALS	2,052			2,052	102,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.6000	99.96	205,118	2003	2003	0	0	0	50.00	50.00

2 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



36170 VICTORY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	145,356
TOTAL MARKET OB/XF VALUE	5,502
TOTAL LAND VALUE - MARKET	74,900
TOTAL MARKET VALUE	225,758
SOH/AGL Deduction	14,206
ASSESSED VALUE	211,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,552
TOTAL JUST VALUE	225,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09269	OTHER	0	04/01/2005
E14521	ELEC OTHER	0	03/01/2005
M09447	MECH OTHER	0	03/01/2005
MH4574	MH MOVE-ON	0	01/01/2005
P036466	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0027	8/12/2021	CT	U	I	18	104,400
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						
1102/0961	12/20/2002	QC	Q	I		15,000
GRANTOR: KNOEBER JACQUELINE						
GRANTEE: SMITH DANNY & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S27 E76 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	0940	SHEDS/PORT	0	0	19	12	228.00	SF	30.00	30.00	100	1987	1987	3	20	1,368	
2	1242	WD DECK A	0	0	16	12	192.00	SF	10.00	10.00	100	2003	2003	3	20	384	
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2003	2003	3	20	240	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
5	0572	JUNK MH	0	0	0	0	1.00	UT	500.00	500.00	100	1983	1983	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,502

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	0007	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS

PT OF LOTS 62 & 63
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R673692, SCHT 2003 DW/MH &

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Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

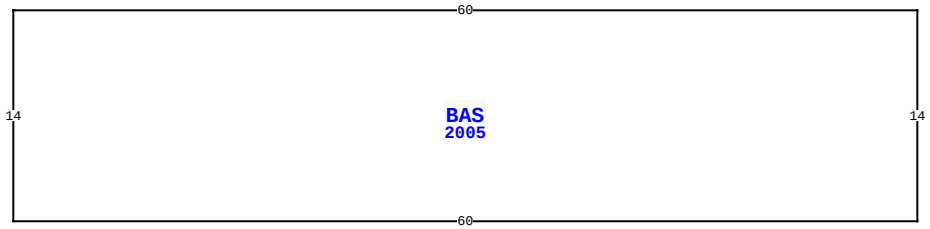
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2005	840	42,797
TOTALS	840			840	42,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	840	111.0000	94.35	79,254	2005	2005	0	0	0	46.00	54.00

3 M/H 94+ – 0% - 0 Heated Area: 840 HX Base Yr



36170 VICTORY LN, CALLAHAN

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1102/0961	12/20/2002	QC	Q	I		15,000
GRANTOR: KNOEBER JACQUELINE						
GRANTEE: SMITH DANNY & LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S14 E60 N14 $.

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 05/12/2019 BY KBA Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS