PT OF SW1/4 OF SE1/4
IN OR 1903/1482
2003 SCHU DW/MH

WATERS KATRINA NELLINE
46624 MIDDLE RD
CALLAHAN, FL 32011

2025

27-3N-25-0000-0004-0090

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 80
Interior Floo	08	SHT VINYL 20
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

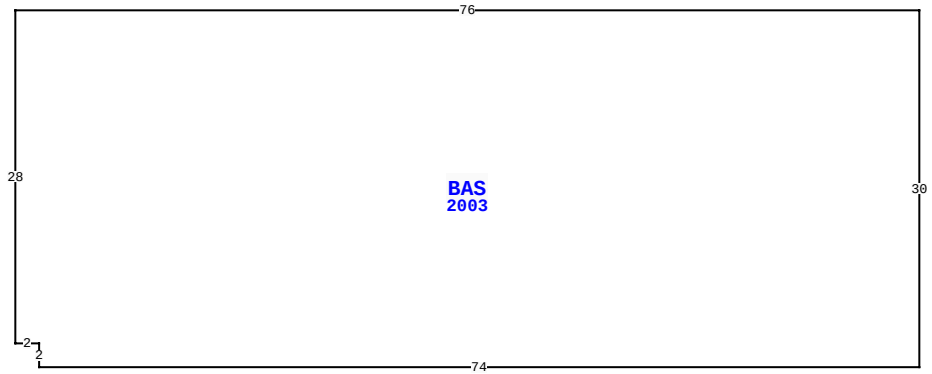
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2003	2,276	113,368
TOTALS	2,276			2,276	113,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,276	117.2000	99.62	226,735	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2015 Heated Area: 2276 HX Base Yr 2015



46624 MIDDLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,368
TOTAL MARKET OB/XF VALUE		40,065
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		223,433
SOH/AGL Deduction		108,020
ASSESSED VALUE		115,413
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,691
TOTAL JUST VALUE		223,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702790	GARAGE	58,617	06/01/2017
E10939	NEW CONSTR	0	03/01/2003
MH4086	MH MOVE-ON	0	03/01/2003
M6869	H/AC	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1903/1482	2/14/2014	SW	U	I	12	43,200
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WATERS KATRINA NELL						
1873/0811	8/14/2013	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S28 E2 S2 E74 N30$.

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	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2003	2003	3	20	200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0510	GARAGE WD-	0	100	0	0	1,300.00	SF	35.00	35.00	100	2017	2017	3	81	36,855	

LAND DESCRIPTION

TOTAL OB/XF 40,065

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 03/13/2024 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS