LOT 1 2001 CHAM DW/MH
IN OR 1011/1368
WILDERNESS PLANTATION PB 6/267

TROTT BRIDGETT
46641 MIDDLE ROAD
CALLAHAN, FL 32011

2025

27-3N-25-2345-0001-0000

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

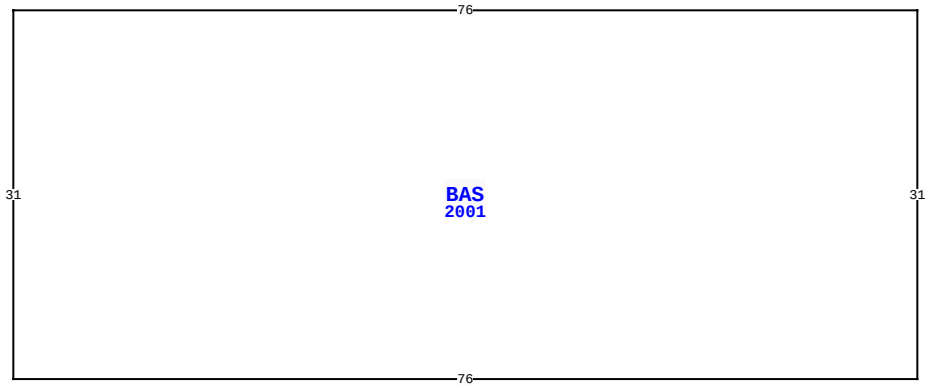
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2001	2,356	107,964
TOTALS	2,356			2,356	107,964

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	117.2000	99.62	234,705	2001	2001	0	0	0	54.00	46.00

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



46641 MIDDLE 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: 4	Tax Dist:
BUILDING MARKET VALUE	107,964
TOTAL MARKET OB/XF VALUE	2,054
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	155,018
SOH/AGL Deduction	11,663
ASSESSED VALUE	143,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,355
TOTAL JUST VALUE	155,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8767	NEW CONSTR	0	11/01/2001
3663	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1011/1368	10/08/2001	WD	U	I	13	29,900

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: TROTT BRIDGETT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] 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	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2001	2001	3	79	2,054	

LAND DESCRIPTION

TOTAL OB/XF 2,054

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 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