LOT 3
WILDERNESS PLANTATION PB 6/267

HAIGLER DENISE
46687 MIDDLE ROAD
CALLAHAN, FL 32011

2025

27-3N-25-2345-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

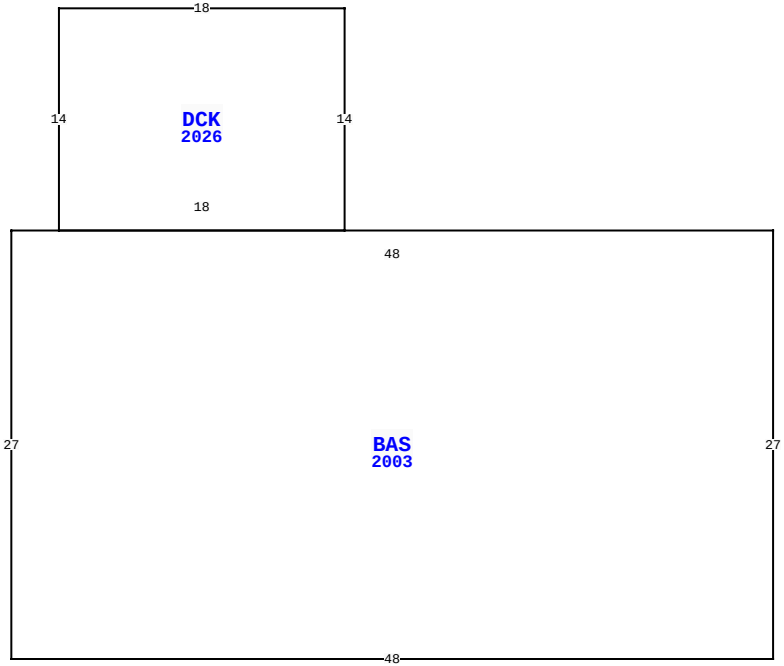
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2003	1,296	67,859
DCK	252	15	2026	38	1,990
TOTALS	1,548			1,334	69,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,334	123.2000	104.72	139,696	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2022 Heated Area: 1296 HX Base Yr 2022



46687 MIDDLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,848
TOTAL MARKET OB/XF VALUE		9,288
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		157,886
SOH/AGL Deduction		15,888
ASSESSED VALUE		141,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,276
TOTAL JUST VALUE		157,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1236	9/04/2020	WD	Q	I	01	120,000
GRANTOR: LOVELACE SPARKLE J						
GRANTEE: HAIGLER DENISE						
1101/0988	12/17/2002	WD	U	I	13	37,500
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: LOVELACE SPARKLE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W48 S27 E48 N27 $
DCK=[YR=2026;ORIG=-45,-14] E18 S14 W18 N14 $
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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
3	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2025	2020		86	9,288	

LAND DESCRIPTION

TOTAL OB/XF 9,288

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	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.25 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 07/30/2025 BY SYS