LOT 4 2001 CHNC TW
WILDERNESS PLANTATION PB 6/267

TODD DONALD K & KIMBERLY A
46713 MIDDLE RD
CALLAHAN, FL 32011

2025

27-3N-25-2345-0004-0000

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 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

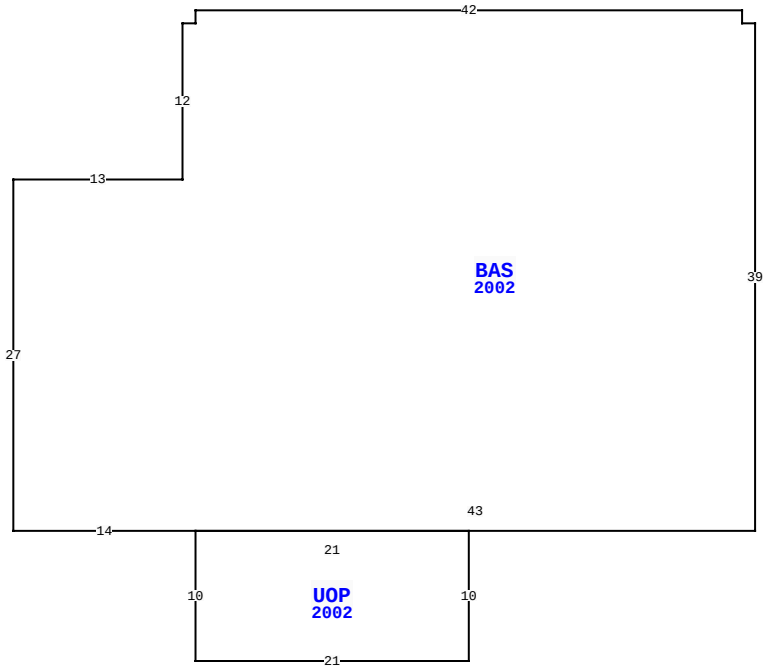
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2002	2,109	115,582
UOP	210	25	2002	52	2,850
TOTALS	2,319			2,161	118,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,161	140.1600	119.14	257,462	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2022 Heated Area: 2109 HX Base Yr 2022



46713 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,433
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		208,873
SOH/AGL Deduction		62,957
ASSESSED VALUE		145,916
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,194
TOTAL JUST VALUE		208,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632798	CARPORT	11,606	08/01/2016
MH3686	MH MOVE-ON	0	12/01/2001
5524	H/AC	0	12/01/2001
8805	NEW CONSTR	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/0177	2/23/2021	WD	Q	I	01	179,000
GRANTOR: CHASE DUANE EDWARD &						
GRANTEE: TODD DONALD K & KIM						
2041/0700	4/18/2016	SW	Q	I	01	139,000
GRANTOR: SIERRA SFR FUND LLC						
GRANTEE: CHASE DUANE EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W1 N1 W42 S1 W1 S12 W13 S27 E14 E43 N39 $
UOP=[YR=2002;ORIG=-43,39] S10 E21 N10 W21 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS