LOT 5
1999 SKYL SW/MH
WILDERNESS PLANTATION PB 6/267

EWTON JAMES
46723 MIDDLE RD
CALLAHAN, FL 32011

2025

27-3N-25-2345-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	04	Quality Level 04

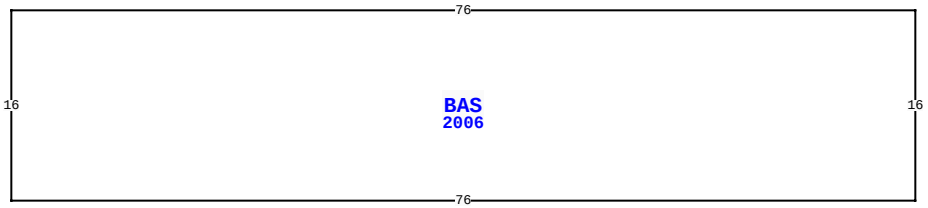
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2006	1,216	67,399
TOTALS	1,216			1,216	67,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	125.4000	106.59	129,613	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



46723 MIDDLE RD, CALLAHAN

BLD DATE	06/15/2007 DJ	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	67,399
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	154,899
SOH/AGL Deduction	700
ASSESSED VALUE	154,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,199
TOTAL JUST VALUE	154,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3980	MH MOVE-ON	0	11/01/2002
P6169	NEW CONSTR	0	11/01/2002
E10544	NEW CONSTR	0	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1878	7/09/2020	WD	Q	I	01	127,000
GRANTOR: NORMAN STACEY M						
GRANTEE: EWTON JAMES						
2352/1467	4/03/2020	QC	U	I	11	100
GRANTOR: WIGGINS RANDALL S						
GRANTEE: NORMAN STACEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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