LOT 6 2003 MERT DW
IN OR 1078/898
WILDERNESS PLANTATION PB 6/267

MACK DAVID JR
46739 MIDDLE RD
CALLAHAN, FL 32011

2025

27-3N-25-2345-0006-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

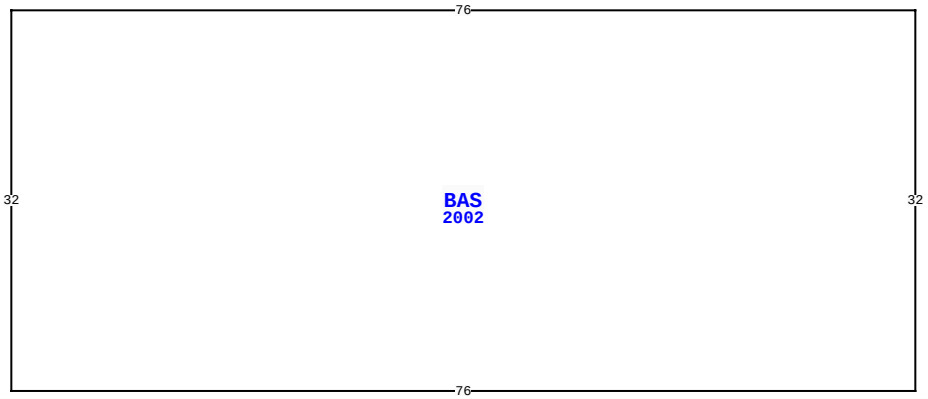
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2002	2,432	116,292
TOTALS	2,432			2,432	116,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	117.2000	99.62	242,276	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 2432 HX Base Yr 2003



46739 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		116,292
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		96,250
TOTAL MARKET VALUE		215,517
SOH/AGL Deduction		110,046
ASSESSED VALUE		105,471
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,749
TOTAL JUST VALUE		215,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3940	MH MOVE-ON	0	09/01/2002
P6005	NEW CONSTR	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1078/0898	9/03/2002	WD	U	I	13	39,900

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: MACK DAVID JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S32 E76 N32 $.

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	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	2.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	96,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.75 Total Land Value: 96,250 Market: 0 Agricultural: 0 Common: 96,250 PRINTED 07/30/2025 BY SYS