LOT 7 2001 MERIT DW/MH
IN OR 1013/566
WILDERNESS PLANTATION PB 6/267

SHAW ANTHONY & KARI ANN
46771 MIDDLE ROAD
CALLAHAN, FL 32011

2025

27-3N-25-2345-0007-0000

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

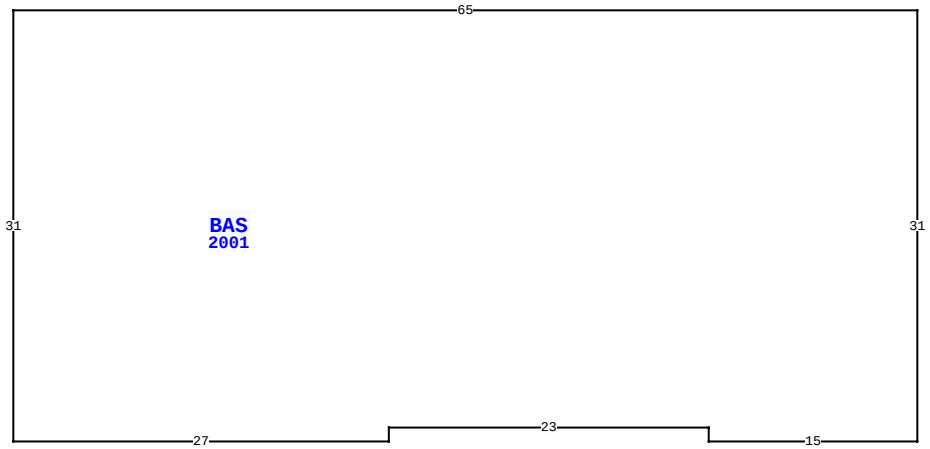
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	2001	1,992	91,284
TOTALS	1,992			1,992	91,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,992	117.2000	99.62	198,443	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2002 Heated Area: 1992 HX Base Yr 2002



46771 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		91,284
TOTAL MARKET OB/XF VALUE		3,729
TOTAL LAND VALUE - MARKET		97,300
TOTAL MARKET VALUE		192,313
SOH/AGL Deduction		101,768
ASSESSED VALUE		90,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,823
TOTAL JUST VALUE		192,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018702	NEW CONSTR	0	12/01/2001
3664	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1013/0566	10/16/2001	WD	U	I	13	41,900

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: SHAW ANTHONY & KARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W65 S31 E27 N1 E23 S1 E15 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0940	SHEDS/PORT	0	100	12	9	108.00	SF	19.50	19.50	100	2001	2001	3	20	421	
3	1242	WD DECK A	0	100	23	8	184.00	SF	10.00	10.00	100	2003	2003	3	20	368	

LAND DESCRIPTION

TOTAL OB/XF 3,729

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	2.78	AC		1.00	1.00	1.00	35,000.00	35,000.00	97,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.78 Total Land Value: 97,300 Market: 0 Agricultural: 0 Common: 97,300 PRINTED 07/30/2025 BY SYS