PT OF SE1/4 OF SE1/4
IN OR 857/396
R433704 & R433705

PADGETT FRANKIE & TERRY
PO BOX 116
CALLAHAN, FL 32011-0116

2025

28-2N-24-0000-0007-0130

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 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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

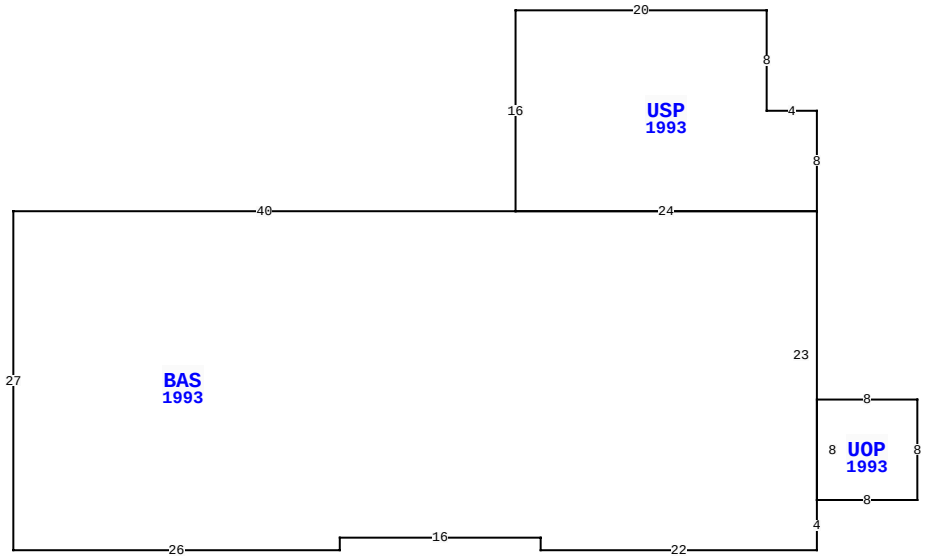
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	1993	1,712	55,500
UOP	64	25	1993	16	519
USP	352	50	1993	176	5,706
TOTALS	2,128			1,904	61,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,904	135.0800	108.06	205,746	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1712 HX Base Yr 2000



612980 RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,724
TOTAL MARKET OB/XF VALUE		5,127
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		111,851
SOH/AGL Deduction		75,677
ASSESSED VALUE		36,174
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,174
TOTAL JUST VALUE		111,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V010128	REMODEL	6,000	03/01/2001
B951857	XFOB	3,024	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/0051	4/10/2003	QC	Q	I	01	20,000
GRANTOR: PADGETT FRANKIE						
GRANTEE: PADGETT FRANKIE & T						
0857/0396	12/01/1998	WD	Q	I	01	100
GRANTOR: HALL ELOISE I						
GRANTEE: PADGETT FRANKIE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W4 N8 W20 S16 BAS=[YR=1993] W40 S27 E26 N1 E16 S1 E22 N4 UOP=[YR=1993] E8 N8 W8 S8$ N23 W24$ E24 N8$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	21.30	21.30	100	1989	1989	3	20	682	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0350	CARPORT WD	0	100	13	36	468.00	SF	9.36	9.36	100	1995	1995	3	20	876	
4	0756	FEP	0	100	15	8	120.00	SF	27.00	27.00	100	1997	1997	3	20	648	
5	0810	CONCRETE A	0	100	0	0	154.00	SF	6.50	6.50	100	1995	1995	3	68	681	

LAND DESCRIPTION

TOTAL OB/XF 5,127

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS