PT OF LOT 10 (S-5)
IN OR 2288/690
EAST CALLAHAN SUB PB 1/35

PADGETT CRISTA/KIRK PAUL L
45233 LOWE RD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

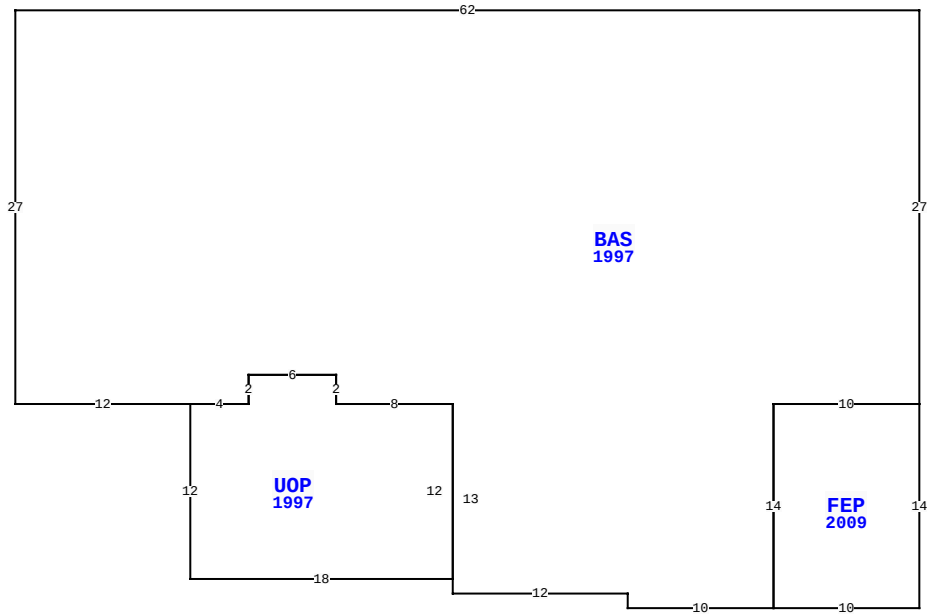
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1997	1,958	118,100
FEP	140	85	2009	119	7,178
UOP	228	25	1997	57	3,438
TOTALS	2,326			2,134	128,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,134	147.8400	125.66	268,158	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2020 Heated Area: 2077 HX Base Yr 2020



45233 LOWE RD, CALLAHAN

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

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	36	7,258	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,716
TOTAL MARKET OB/XF VALUE		7,258
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		240,974
SOH/AGL Deduction		97,075
ASSESSED VALUE		143,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,177
TOTAL JUST VALUE		240,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,373

1998 MODEL MERI _ R788013 R788014 R788015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703030	REPAIR/RRF	6,850	05/01/2017
B99	GARAGE	14,400	01/04/1999
MH971975	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/0690	6/28/2019	WD	U	I	30	90,000
GRANTOR: PADGETT LINDA E						
GRANTEE: KIRK PAUL L & CRIST						
2285/1323	6/24/2019	QC	U	I	11	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: PADGETT LINDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W62 S27 E12 UOP=[YR=1997] S12 E18 N12 W8 N2 W6 S2 W4 $ E4 N2 E6 S2 E8 S13 E12 S1 E10 FEP=[YR=2009] E10 N14 W10 S14 $ N14 E10 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 7,258

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		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.50 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS