PT OF LOT 10
IN OR 1213/427
R407761 & R407762

BRATAGER KEVIN & MELISSA
45275 LOWE ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0010-0060

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 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

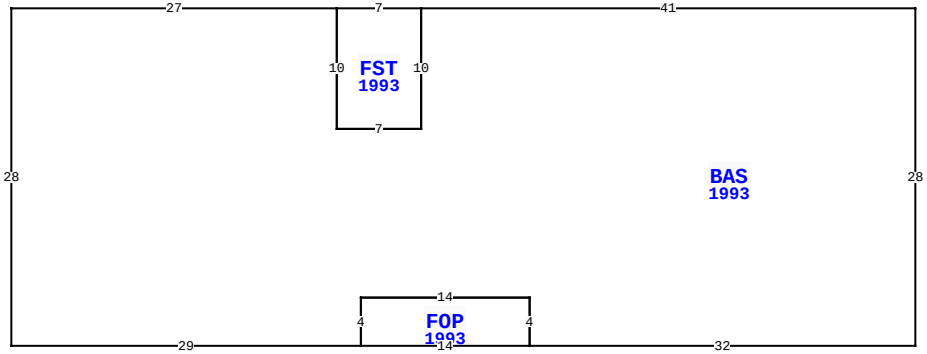
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1993	1,974	64,414
FOP	56	30	1993	17	555
FST	70	65	1993	46	1,501
TOTALS	2,100			2,037	66,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,037	135.9600	108.77	221,564	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 1974 HX Base Yr 2005



45275 LOWE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,469
TOTAL MARKET OB/XF VALUE		10,798
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		140,267
SOH/AGL Deduction		92,359
ASSESSED VALUE		47,908
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,908
TOTAL JUST VALUE		140,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,153

1989 SOUT R407761 & R407762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7651	MH MOVE-ON	44,000	01/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0427	3/05/2004	WD	Q	I		111,500
GRANTOR: KOONTZ KENNETH R & SU						
GRANTEE: BRATAGER KEVIN & ME						
0215/0623	1/01/1976	WD	Q	V		4,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	1989	1989	3	64	2,240	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
3	0510	GARAGE WD-	0	100	28	28	784.00	SF	35.00	35.00	100	1989	1989	3	20	5,488	
4	0812	CONCRETE C	0	100	58	22	1,276.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,782	

BUILDING DIMENSIONS

BAS=[YR=1993] W41 FST=[YR=1993] W7 S10 E7 N10 $ S10 W7 N10 W27 S28 E29 FOP=[YR=1993] E14 N4 W14 S4 $ N4 E14 S4 E32 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 10,798

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	0005	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS