PT OF LOT 10
IN OR 2583/512
EAST CALLAHAN SUB PB 1/35

ELKINS GRAHAM & TAYLOR N
45465 KILPATRICK ROAD
CALLAHAN, FL 32011

2025

28-2N-25-3060-0010-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

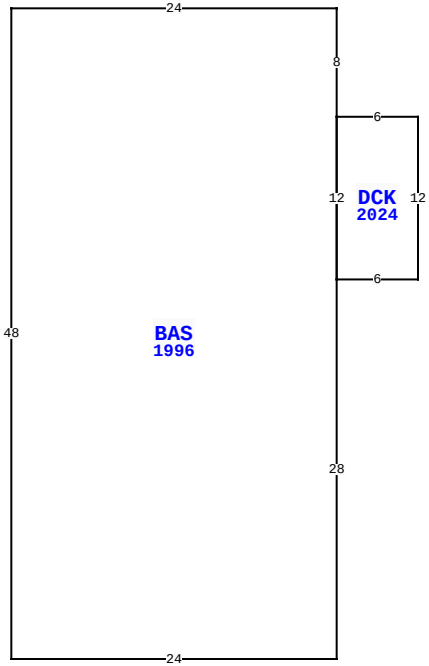
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1996	1,152	114,762
DCK	72	15	2024	11	1,096
TOTALS	1,224			1,163	115,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	BD	NORM	% COND
0800	02	1,163	117.2000	99.62	115,858	1996	2013	0	0	-50	30.00	100.00

1 M/H 94+ – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



45465 KILPATRICK 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: 6	Tax Dist:	
BUILDING MARKET VALUE		115,858
TOTAL MARKET OB/XF VALUE		288
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		186,146
SOH/AGL Deduction		10,486
ASSESSED VALUE		175,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,938
TOTAL JUST VALUE		186,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0512	8/03/2022	WD	Q	I	01	224,500
GRANTOR: DOCKSIDE SOUTH PROPER						
GRANTEE: ELKINS GRAHAM & TAY						
2421/0395	12/29/2020	WD	Q	I	01	58,500
GRANTOR: WALKER BOBBIE						
GRANTEE: DOCKSIDE SOUTH PROP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=-24,0] W24 S48 E24 N28 N12 N8 $
DCK=[YR=2024;ORIG=-24,8] E6 S12 W6 N12 $
.

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	0351	CARPORT MT	0	100	20	18	360.00	SF	4.00	4.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS