PT OF LOT 12 & 25
IN OR 758/1792
EAST CALLAHAN SUB PBK 1/2 &

FRALICK MARTHA A EST
45001 REVERE STREET
CALLAHAN, FL 32011

2025

28-2N-25-3060-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

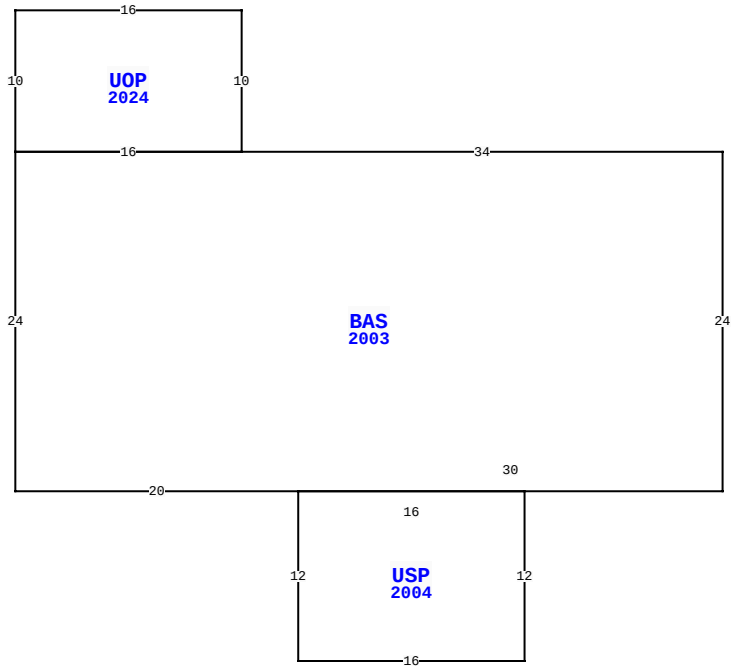
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2003	1,200	27,590
UOP	160	25	2024	40	920
USP	192	50	2004	96	2,207
TOTALS	1,552			1,336	30,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,336	95.8000	76.64	102,391	1980	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1200 HX Base Yr



45001 REVERE ST, 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	30,717
TOTAL MARKET OB/XF VALUE	20,776
TOTAL LAND VALUE - MARKET	53,100
TOTAL MARKET VALUE	104,593
SOH/AGL Deduction	30,845
ASSESSED VALUE	73,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,748
TOTAL JUST VALUE	104,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4395	MH MOVE-ON	0	05/01/2004
8636	MH MOVE-ON	1,000	08/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/1792	5/06/1996	AD	Q	I		17,000
GRANTOR: MCMAHEL HUGH DALE						
GRANTEE: FRALICK MARTHA A						
0628/0888	6/12/1991	WD	Q	V		6,000
GRANTOR: MOORE CECIL P						
GRANTEE: MCMAHEL HUGH DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W34 W16 S24 E20 E30 N24 $
USP=[YR=2004;ORIG=-30,24] S12 E16 N12 W16 $
UOP=[YR=2024;ORIG=-50,0] E16 N10 W16 S10 $
.

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	1242	WD DECK A	0	0	16	14	224.00	SF	10.00	10.00	100	2003	2003	3	20	448	
2	0810	CONCRETE A	0	0	0	0	960.00	SF	6.50	6.50	100	2016	2016	3	95	5,928	
3	0200	BARN WD 0-	2	0	40	24	960.00	SF	20.00	20.00	100	2024	2015		75	14,400	

LAND DESCRIPTION

TOTAL OB/XF 20,776

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	0		OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS