PT OF LOT 16 IN OR 2702/1976
EAST CALLAHAN SUB PBK 1/2 &
PBK 1/35

BALCOM JOHN L/E/
45002 FIRE SIDE TRL
CALLAHAN, FL 32011

2025

28-2N-25-3060-0016-0000

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

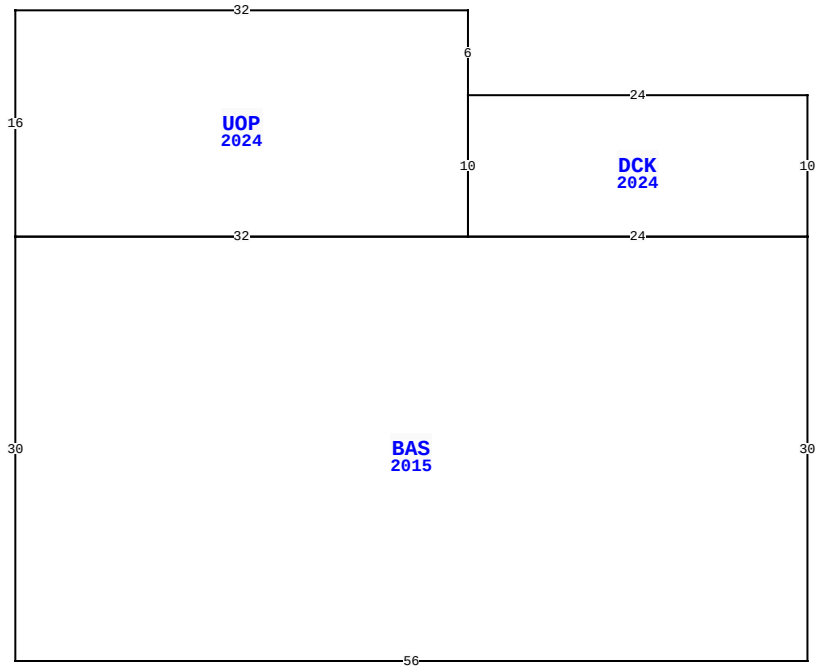
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2015	1,680	124,022
DCK	240	15	2024	36	2,657
UOP	512	25	2024	128	9,449
TOTALS	2,432			1,844	136,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,844	115.8000	98.43	181,505	2015	2015	0	0	0	25.00	75.00

4 M/H 94+ – 100% - 2016 Heated Area: 1680 HX Base Yr 2016



45002 FIRE SIDE TRL, 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		167,394
TOTAL MARKET OB/XF VALUE		726
TOTAL LAND VALUE - MARKET		136,890
TOTAL MARKET VALUE		305,010
SOH/AGL Deduction		155,343
ASSESSED VALUE		149,667
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		93,945
TOTAL JUST VALUE		305,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,070

MISC BARN BY DRVWY = NV _ 10/23 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531298	GARAGE	0	10/19/2016
MHU1629	MH MOVE-ON	0	03/01/2015
B25394	DEMOLITION	2,000	12/01/2011
E23390	ELEC OTHER	0	04/01/2011
B9602927	GARAGE	25,500	05/01/1996
8321	MH MOVE-ON	5,000	09/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1976	3/28/2024	LE	U	I	11	100
GRANTOR: BALCOM JOHN						
GRANTEE: BALCOM ROBERT F						
1872/0685	7/30/2013	QC	U	I	11	100
GRANTOR: FOX DAVID S						
GRANTEE: BALCOM JOHN						

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	0940	SHEDS/PORT	0	100	11	11	121.00	SF	30.00	30.00	100	1990	1990	3	20	726	

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W24 W32 S30 E56 N30 $
UOP=[YR=2024;ORIG=-56,0] E32 N10 N6 W32 S16 $
DCK=[YR=2024;ORIG=0,0] W24 N10 E24 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 726

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	7.02	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,890							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.02 Total Land Value: 136,890 Market: 0 Agricultural: 0 Common: 136,890 PRINTED 07/30/2025 BY SYS

PT OF LOT 16 IN OR 2702/1976
EAST CALLAHAN SUB PBK 1/2 &
PBK 1/35

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

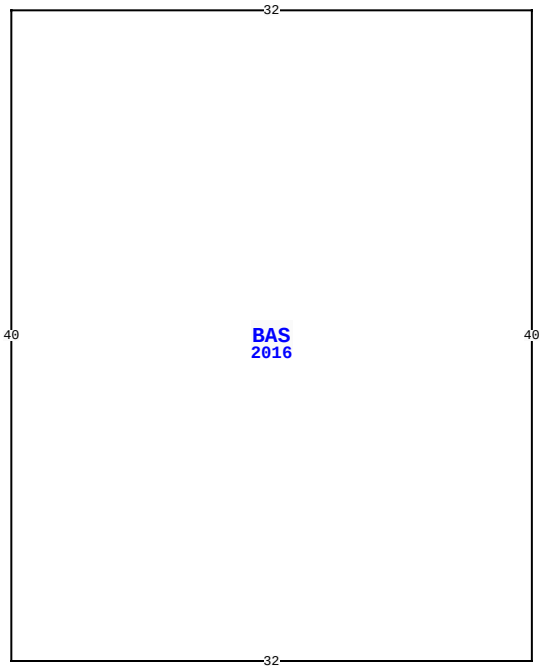
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2016	1,280	31,265
TOTALS	1,280			1,280	31,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,280	71.7600	26.55	33,984	2016	2016	0	0	0	8.00	92.00

5 GARAGE RES – 100% - 2016 Heated Area: 1280 HX Base Yr 2016



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1872/0685	7/30/2013	QC	U	I	11	100
GRANTOR: FOX DAVID S						
GRANTEE: BALCOM JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 S40 E32 N40 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 7.02 Total Land Value: 136,890 Market: 0 Agricultural: 0 Common: 136,890 PRINTED 07/30/2025 BY SYS