BLOCK 3 LOT 7 R568271
LAKESIDE PARK PB 0/36

RAU CHRISTOPHER J
45108 WARRIOR DR
CALLAHAN, FL 32011

2025

29-2N-25-3200-0003-0070

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 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	04	Quality Level 04

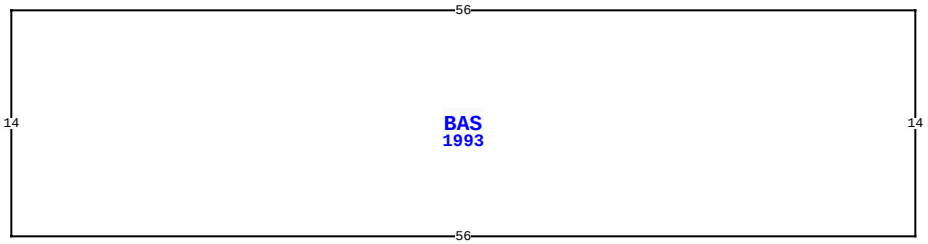
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	23,927
TOTALS	784			784	23,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	127.1600	101.73	79,756	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 784 HX Base Yr 2025



45108 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		23,927
TOTAL MARKET OB/XF VALUE		440
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		92,967
SOH/AGL Deduction		0
ASSESSED VALUE		92,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,245
TOTAL JUST VALUE		92,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2472/1654	6/21/2021	SW	U	I	30	36,800
GRANTOR: RAU PENNY L						
GRANTEE: RAU CHRISTOPHER J						
1713/0975	12/03/2010	WD	U	I	14	100
GRANTOR: STEPHENS IVA J						
GRANTEE: STEPHENS IVA J L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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	100	6	10	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2000	2000	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 440

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		RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.00 Total Land Value: 68,600 Market: 0 Agricultural: 0 Common: 68,600 PRINTED 07/30/2025 BY SYS