BLOCK 4 LOT 8
LAKESIDE PARK PB 0/36

THOMPSON TARA/THOMPSON TIFFANY
250 ORANGE AVE
BALDWIN, FL 32234

2025

29-2N-25-3200-0004-0080

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

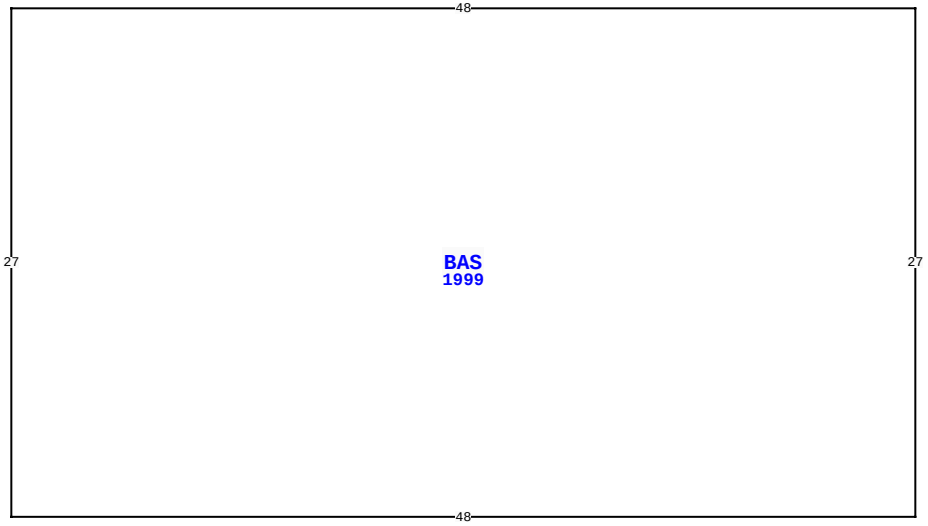
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1999	1,296	38,732
TOTALS	1,296			1,296	38,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	99.62	129,108	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2024 Heated Area: 1296 HX Base Yr



45022 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	38,732
TOTAL MARKET OB/XF VALUE	1,928
TOTAL LAND VALUE - MARKET	68,600
TOTAL MARKET VALUE	109,260
SOH/AGL Deduction	0
ASSESSED VALUE	109,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,260
TOTAL JUST VALUE	109,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2310	XFOB	767	10/16/2000
1907	MH MOVE-ON	0	11/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/1092	6/21/2023	WD	U	I	11	100
GRANTOR: MCCRACKEN ROBERT LEE						
GRANTEE: THOMPSON TARA						
1312/0651	4/26/2005	PR	Q	I	01	100
GRANTOR: MCCRACKEN ROBERT LEE						
GRANTEE: MCCRACKEN ROBERT LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 N27 $.

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	0810	CONCRETE A	0	0	0	0	144.00	SF	6.50	6.50	100	1980	1980	3	30	281	
2	1242	WD DECK A	0	0	0	0	232.00	SF	10.00	10.00	100	1996	1996	3	20	464	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	6.60	6.60	100	2000	2000	3	20	475	
4	0940	SHEDS/PORT	0	0	10	20	200.00	SF	17.70	17.70	100	2002	2002	3	20	708	

LAND DESCRIPTION

TOTAL OB/XF 1,928

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	0006	RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 68,600 Market: 0 Agricultural: 0 Common: 68,600 PRINTED 07/30/2025 BY SYS