PT OF SW1/4 OF NE1/4
IN OR 2603/1522
2005 MERT DW/MH

COOPER CHARLES ANDREU/GRIMES BRIANNA NICOLE ETAL
43103 LARSEN ROAD
CALLAHAN, FL 32011

2025

30-1N-25-0000-0002-0050

BUILDING CHARACTERISTICS

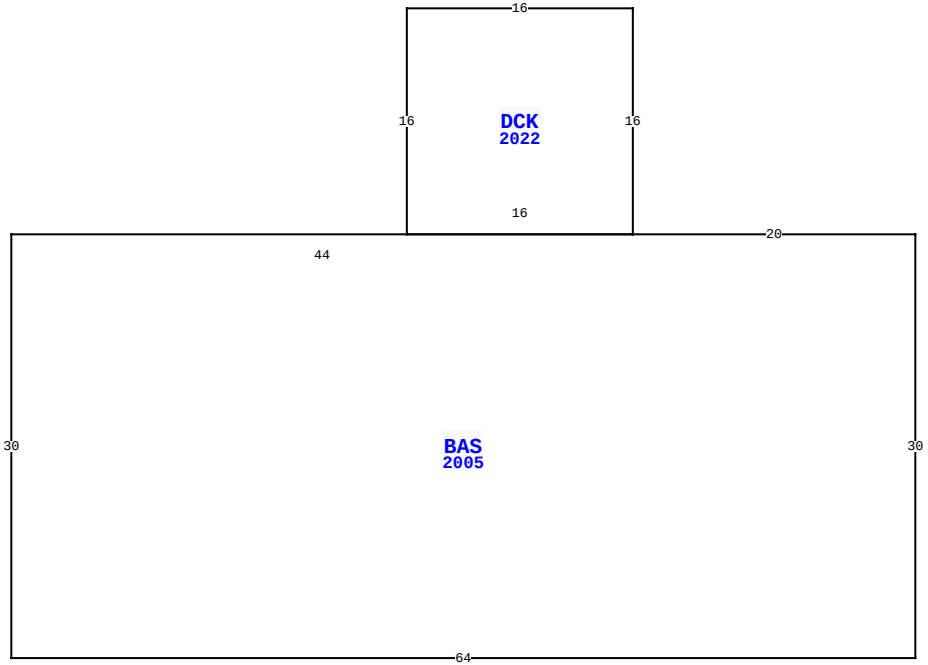
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2005	1,920	156,182
DCK	256	15	2022	38	3,091
TOTALS	2,176			1,958	159,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,958	127.6000	108.46	212,365	2005	2015	0	0	0	25.00	75.00

1 M/H 94+ - 100% - 2024 Heated Area: 1920 HX Base Yr 2024



43103 LARSEN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,274
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		74,205
TOTAL MARKET VALUE		236,559
SOH/AGL Deduction		19,713
ASSESSED VALUE		216,846
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,124
TOTAL JUST VALUE		236,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4687	MH MOVE-ON	0	10/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1522	11/18/2022	WD	Q	I	01	247,000
GRANTOR: TRSTE LLC TRUSTEE 431						
GRANTEE: GRIMES BRIANNA & CH						
2559/1829	4/29/2022	WD	Q	I	01	150,200
GRANTOR: PEACOCK WESLEY R						
GRANTEE: 43103 LARSEN ROAD T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 DCK=[YR=2022] N16 W16 S16 E16$ W44 S30 E64 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0005	OR	0.00	0.00	1.94	AC		1.00	1.00	0.85	45,000.00	38,250.00	74,205							

REVIEW DATE 02/02/2023 BY KW Total Acres: 1.94 Total Land Value: 74,205 Market: 0 Agricultural: 0 Common: 74,205 PRINTED 07/30/2025 BY SYS