PT OF LOTS 1 & 2
IN OR 2566/727
ESMT IN OR 694/1617

SPENCER ZACHARY W & CANDICE J
43189 SCOTT LN
CALLAHAN, FL 32011

2025

30-1N-25-1910-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	0	0 100
Units		0 100
Quality	04	Quality Level 04

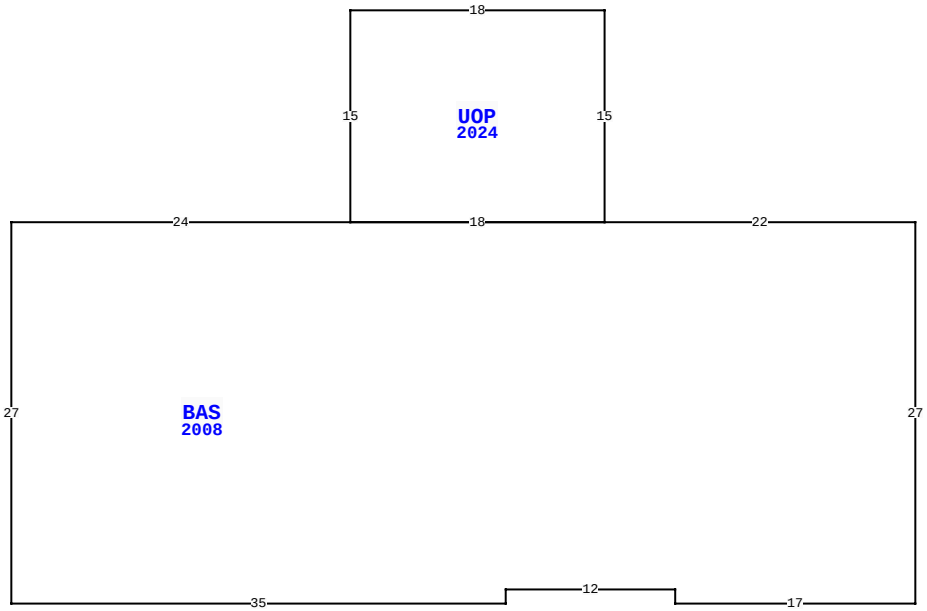
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2008	1,716	102,786
UOP	270	25	2024	68	4,073
TOTALS	1,986			1,784	106,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	135.5200	115.19	205,499	1999	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2023 Heated Area: 1716 HX Base Yr 2023



43189 SCOTT LN, 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		130,519
TOTAL MARKET OB/XF VALUE		6,475
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		208,994
SOH/AGL Deduction		58,371
ASSESSED VALUE		150,623
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,901
TOTAL JUST VALUE		208,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,953

DW/MH _ EYB ADJSTD FOR METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001972	GARAGE	69,139	02/14/2023
MH961429	MH MOVE-ON	0	07/01/1996
93318	MH MOVE-ON	20,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0727	5/30/2022	SW	U	I	11	100
GRANTOR: SPENCER WILLIAM I L/E						
GRANTEE: SPENCER ZACHARY W &						
2323/0999	12/09/2019	SW	U	I	11	100
GRANTOR: SPENCER WILLIAM I						
GRANTEE: SPENCER WILLIAM I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=-2,5] W22 W18 W24 S27 E35 N1 E12 S1 E17 N27 $
UOP=[YR=2024;ORIG=-42,5] E18 N15 W18 S15 $
.

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	0350	CARPORT WD	0	100	24	16	384.00	SF	13.00	13.00	100	2004	2004	3	21	1,048	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
3	0751	UOP	0	0	0	0	64.00	SF	10.00	10.00	100	2015	2015	3	75	480	
4	1243	WD DECK F	1	100	0	0	288.00	SF	8.00	8.00	100	2024	2023		97	2,235	
5	0810	CONCRETE A	1	100	14	12	168.00	SF	6.50	6.50	100	2024	2023		100	1,092	

LAND DESCRIPTION

TOTAL OB/XF 6,475

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	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000							

REVIEW DATE 08/16/2023 BY KW Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS

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ESMT IN OR 694/1617

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

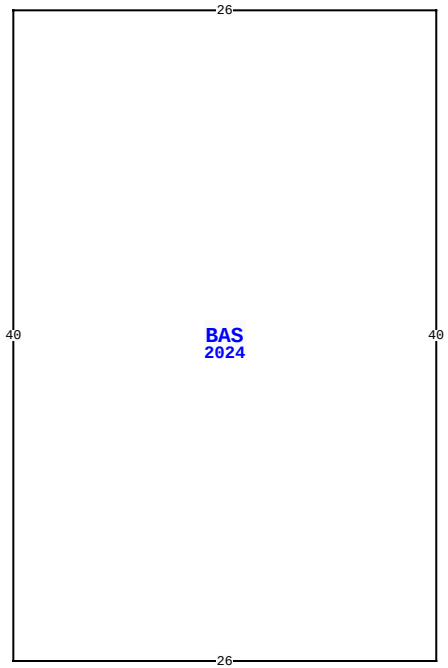
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2024	1,040	23,660
TOTALS	1,040			1,040	23,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	22.98	23,899	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1040 HX Base Yr 2023



43189 SCOTT LN, CALLAHAN

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NASSAU COUNTY PROPERTY

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2323/0999	12/09/2019	SW	U	I	11	100
GRANTOR: SPENCER WILLIAM I						
GRANTEE: SPENCER WILLIAM I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S40 W26 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 08/16/2023 BY KW Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS