PT E1/2 OF SW1/4 OF SE1/4 OF
SEC 30-2N-25E IN OR 1832/1126
(EX ST RD LTD ACCESS RGTS IN

WORD HOWARD LEE & KIMBERLY W
45065 PONY LANE
CALLAHAN, FL 32011

2025

30-2N-25-0000-0034-0000

BUILDING CHARACTERISTICS

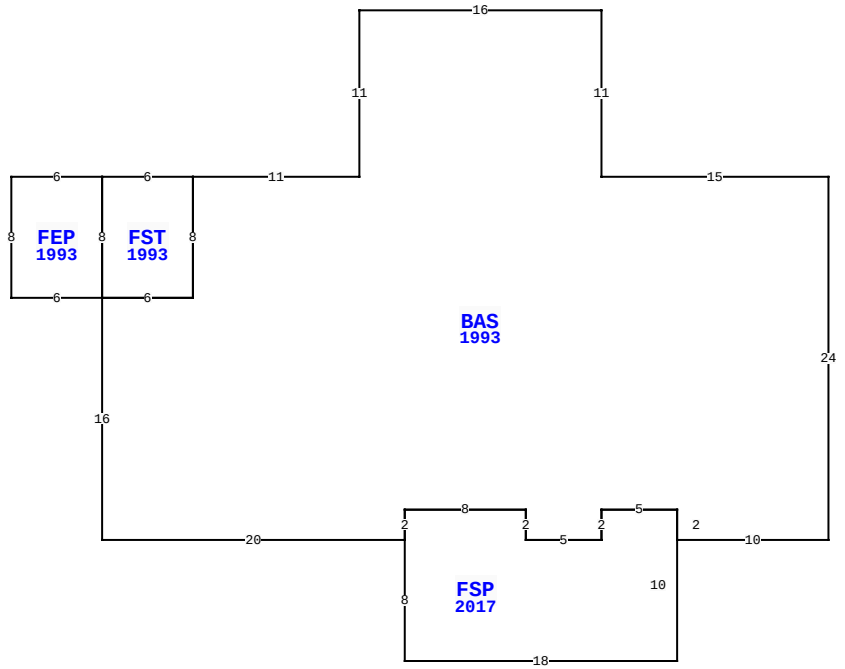
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 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	1,254	100	1993	1,254	29,845
FEP	48	85	1993	41	976
FSP	170	60	2017	102	2,428
FST	48	65	1993	31	738
TOTALS	1,520			1,428	33,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,428	119.0000	95.20	135,946	1976	1976	0	0	25	70.00	25.00

1 M/H 93- – 100% - 2013 Heated Area: 1295 HX Base Yr 2013



45065 PONY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		33,986
TOTAL MARKET OB/XF VALUE		8,717
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		83,203
SOH/AGL Deduction		42,533
ASSESSED VALUE		40,670
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,670
TOTAL JUST VALUE		83,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,023

DW/MH & 45063 SITUS_ APPEARS TO SHARE WELL _ 1976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
125	MH MOVE-ON	0	02/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1832/1126	12/01/2012	WD	Q	I	02	33,000
GRANTOR: NGUYEN HIEN MARY						
GRANTEE: WORD HOWARD LEE & K						
1806/1725	8/07/2012	WD	Q	I	02	18,000
GRANTOR: HAMDANI GHULAM S & YA						
GRANTEE: NGUYEN HIEN MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N11 W16 S11 W11 FST=[YR=1993] W6
FEP=[YR=1993] W6 S8 E6 N8 $ S8 E6 N8 $ S8 W6 S16 E20
FSP=[YR=2017] S8 E18 N10 W5 S2 W5 N2 W8 S2 $ N2 E8 S2 E5 N2
E5 S2 E10 N24 $.

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	22	13	286.00	SF	20.10	20.10	100	1980	1980	3	20	1,150	
2	0681	POLE SHED	0	0	10	23	230.00	SF	15.00	15.00	100	1970	1970	3	20	690	
3	0810	CONCRETE A	0	100	0	0	421.00	SF	6.50	6.50	100	1980	1980	3	30	821	
4	1242	WD DECK A	0	0	4	7	28.00	SF	10.00	10.00	100	1995	1995	3	20	56	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,717

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	0007	RL	0.00	0.00	1.00	AC		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 01/06/2023 BY KWX Total Acres: 1.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 07/30/2025 BY SYS