PT OF NE1/4 OF NE1/4
IN OR 2612/1209

JOHNSON AMY L
43010 DOUBLE TIME LANE
CALLAHAN, FL 32011

2025

31-1N-25-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

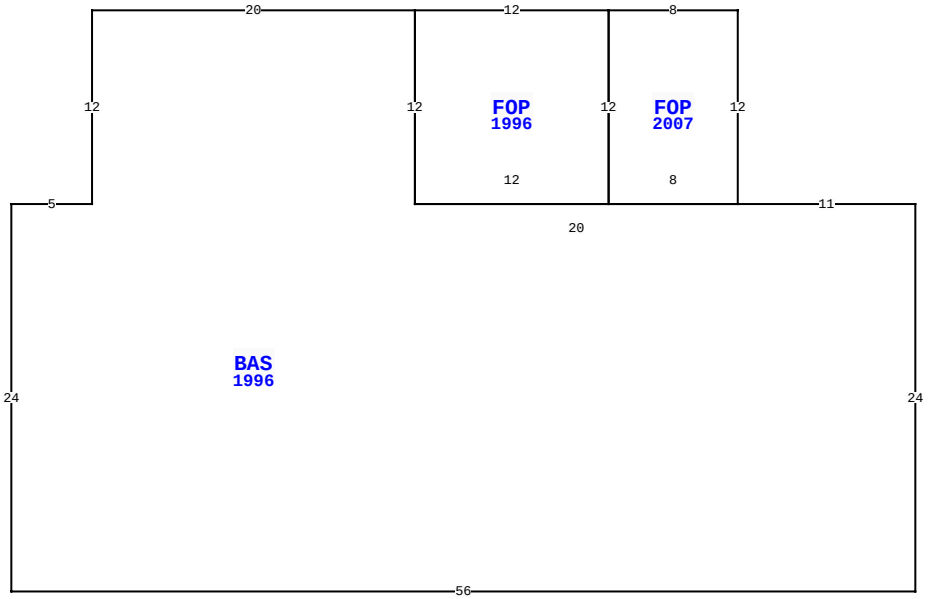
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,584	100	1996	1,584	52,253
FOP	144	30	1996	43	1,418
FOP	96	30	2007	29	957
TOTALS	1,824			1,656	54,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,656	129.3600	109.96	182,094	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2024 Heated Area: 1584 HX Base Yr 2024



43010 DOUBLE TIME LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		54,628
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		43,650
TOTAL MARKET VALUE		98,278
SOH/AGL Deduction		13,746
ASSESSED VALUE		84,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,810
TOTAL JUST VALUE		98,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1209	1/05/2023	WD	Q	I	01	97,000
GRANTOR: LOPEZ LYNDANA E CREWS						
GRANTEE: JOHNSON AMY L						
1027/1246	12/28/2001	QC	Q	I	01	10,000
GRANTOR: CREWS BENJAMIN L						
GRANTEE: CREWS LYNDANA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 FOP=[YR=2007] N12 W8 FOP=[YR=1996] W12 S12 E12 N12$ S12 E8$ W20 N12 W20 S12 W5 S24 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	45,000.00	45,000.00	43,650							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.97 Total Land Value: 43,650 Market: 0 Agricultural: 0 Common: 43,650 PRINTED 07/30/2025 BY SYS