BLOCK 2 PT OF LOTS 4 & 5
IN OR 2482/679
NEWCOMB SUB SOUTH CALLAHAN

RODRIGUEZ SERGIO
489 MEMORIAL AVE
SEBASTIAN, FL 32958

2025

32-2N-25-2920-0002-0043

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

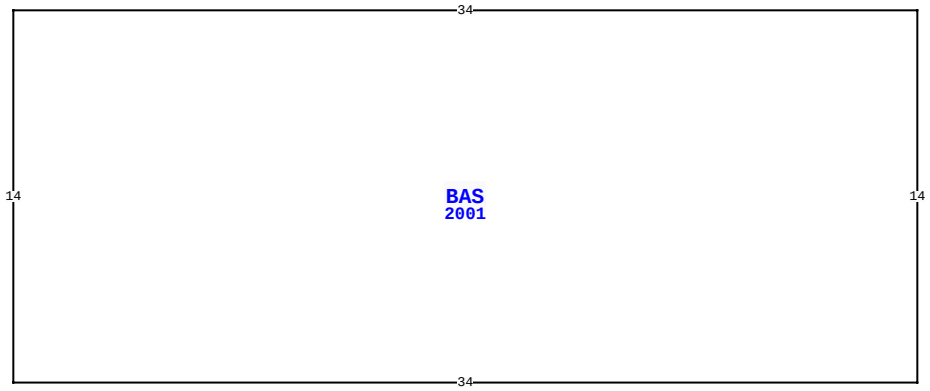
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	476	100	2001	476	10,624
TOTALS	476			476	10,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	476	93.0000	74.40	35,414	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 476 HX Base Yr



44278 NASSAU AVE, 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	10,624
TOTAL MARKET OB/XF VALUE	672
TOTAL LAND VALUE - MARKET	70,650
TOTAL MARKET VALUE	81,946
SOH/AGL Deduction	10,536
ASSESSED VALUE	71,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,410
TOTAL JUST VALUE	81,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7834	MH MOVE-ON	7,500	06/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/0430	6/10/2021	WD	U	I	11	100
GRANTOR: BROWNING DAVID S						
GRANTEE: RODRIGUEZ SERGIO						
2482/0679	6/10/2021	WD	Q	I	05	85,000
GRANTOR: BROWNING DAVID SHANE						
GRANTEE: RODRIGUEZ SERGIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W34 S14 E34 N14$.

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	0752	USP	0	0	8	15	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
2	0940	SHEDS/PORT	0	0	10	8	80.00	SF	19.50	19.50	100	1990	1990	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 672

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	0005	OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	45,000.00	45,000.00	70,650							

REVIEW DATE 01/31/2023 BY KWX Total Acres: 1.57 Total Land Value: 70,650 Market: 0 Agricultural: 0 Common: 70,650 PRINTED 07/30/2025 BY SYS