BLOCK 2 PT OF LOT 5
IN OR 2802/281
ESMT PT OR 1861/825

KIRKUS TONY JOE
45388 PICKETT ST
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0051

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 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
Quality	04	Quality Level 04

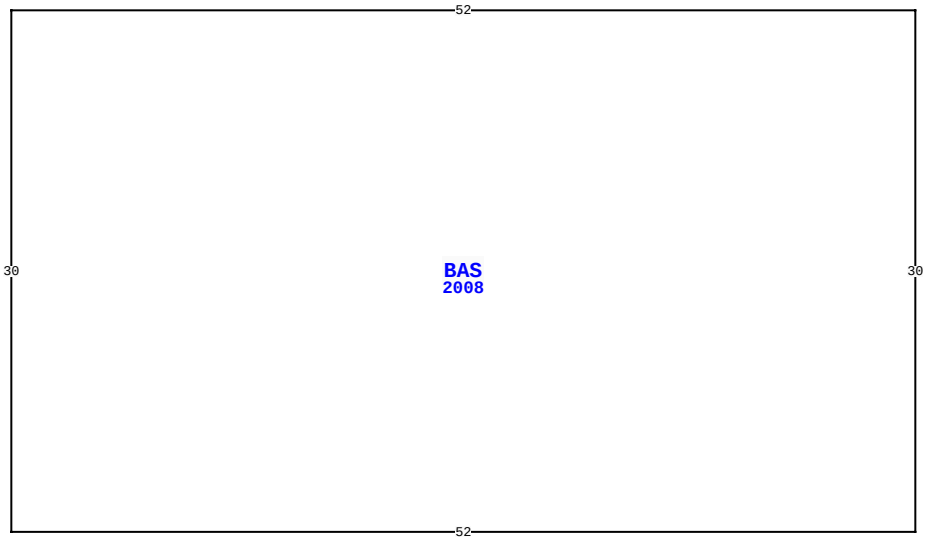
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2008	1,560	102,567
TOTALS	1,560			1,560	102,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.9200	109.58	170,945	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 2025 Heated Area: 1560 HX Base Yr



45388 PICKETT ST, 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	102,567
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,600
TOTAL MARKET VALUE	169,167
SOH/AGL Deduction	0
ASSESSED VALUE	169,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,167
TOTAL JUST VALUE	169,167
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5085	CO ISSUED	0	07/01/2008
MH5085	MH MOVE-ON	0	07/01/2008
P13305	OTHER	0	07/01/2008
E20941	ELEC OTHER	0	06/01/2008
M13913	MECH OTHER	0	06/01/2008
9037	MH MOVE-ON	18,000	09/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/281	7/22/2025	WD	Q	I	01	265,000
GRANTOR: BOWSER HOMES LLC						
GRANTEE: KIRKUS TONY JOE						
2773/1974	3/11/2025	WD	U	I	37	88,000
GRANTOR: BROWNING RAYNE						
GRANTEE: BOWSER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S30 E52 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

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	0	0006	OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,600							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 1.48 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 07/30/2025 BY SYS