BLOCK 2 PT OF LOTS 5 & 6
IN OR 2630/956
EX S-1 S-2 S-4 OF LOT 5 &

VANDERWERFF MARVIN
44226 NASSAU AVENUE
CALLAHAN, FL 32011

2025

32-2N-25-2920-0002-0053

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 70
Interior Floo	08	SHT VINYL 30
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

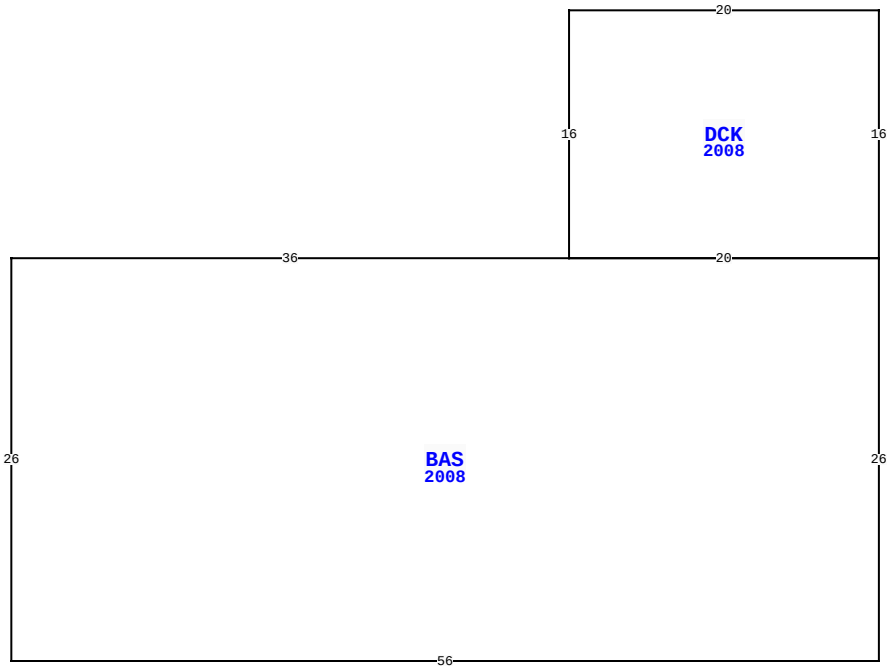
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2008	1,456	143,109
DCK	320	15	2008	48	4,718
TOTALS	1,776			1,504	147,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,504	128.4800	109.21	164,252	2008	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2024 Heated Area: 1456 HX Base Yr 2024



44226 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		147,827
TOTAL MARKET OB/XF VALUE		2,106
TOTAL LAND VALUE - MARKET		55,800
TOTAL MARKET VALUE		205,733
SOH/AGL Deduction		20,052
ASSESSED VALUE		185,681
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		129,959
TOTAL JUST VALUE		205,733
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632047	CARPORT	9,374	04/01/2016
MH5127	CO ISSUED	0	09/29/2008
MH5127	MH MOVE-ON	0	09/01/2008
M14133	MECH OTHER	0	09/01/2008
P13470	OTHER	2,500	09/01/2008
8400	MH MOVE-ON	2,500	12/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/956	3/30/2023	WD	Q	I	01	212,000
GRANTOR: COOK WAYNE						
GRANTEE: VANDERWERFF MARVIN						
2575/1588	5/19/2004	WD	U	I	11	100
GRANTOR: BROWNING EDWARD DALTO						
GRANTEE: COOK WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W20 S16 BAS=[YR=2008] W36 S26 E56 N26 W20$ E20 N16$.

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	0351	CARPORT MT	0	100	18	18	324.00	SF	10.00	10.00	100	2015	2015	3	65	2,106	

LAND DESCRIPTION

TOTAL OB/XF 2,106

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	0005	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,800							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 1.24 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 07/30/2025 BY SYS