BLOCK 3 PT OF LOT 6 (S-3)
IN OR 2089/395
2006 FTWD DW/MH

WORKMAN JAMES & KIMBERLY
44020 ADA ELIZABETH LN
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0063

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

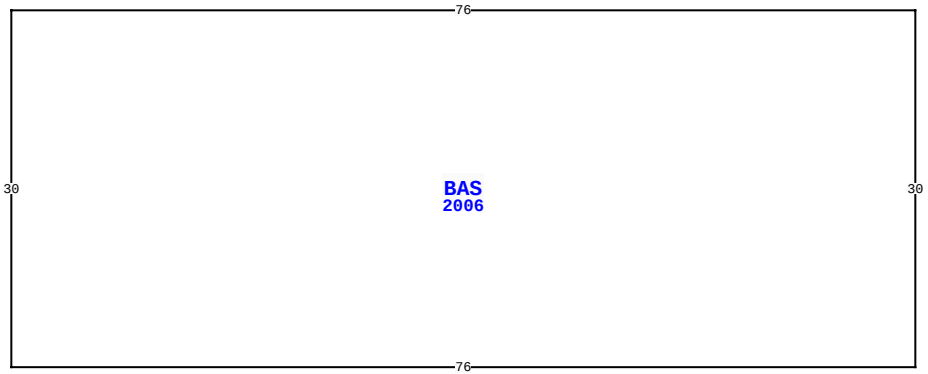
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2006	2,280	127,195
TOTALS	2,280			2,280	127,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



44020 ADA ELIZABETH LN, CALLAHAN

BLD DATE	05/15/2007 DJ	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		127,195
TOTAL MARKET OB/XF VALUE		11,633
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		183,828
SOH/AGL Deduction		79,423
ASSESSED VALUE		104,405
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,683
TOTAL JUST VALUE		183,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0395	12/16/2016	WD	U	I	12	59,500
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: WORKMAN JAMES & KIM						
2027/1122	2/08/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CARRINGTON MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76 S30 E76 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	1,800.00	SF	5.20	5.20	100	2011	2011	3	91	8,518	

LAND DESCRIPTION

TOTAL OB/XF 11,633

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS