

BLOCK 3 S-1 OF LOTS 8 & 9
IN OR 2209/935
R278003 & R278004

REAVES CHANCE
44444 CATIES WAY
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0081



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
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
BUD8 Adjustme	06	DIST 1D 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	1,344	100	1993	1,344	27,482
TOTALS	1,344			1,344	27,482

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0570	JUNK HOUSE	0	0	30	24	2.00	UT	500.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	0	24	20	480.00	SF	6.50
4	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,344	85.2000	68.16	91,607	1986	1986	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1344 HX Base Yr													
24 56 24 56													
BAS 1993													
45548 PICKETT ST, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/21/2025 MLU													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		27,482	
TOTAL MARKET OB/XF VALUE		14,852	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		87,334	
SOH/AGL Deduction		20,758	
ASSESSED VALUE		66,576	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		66,576	
TOTAL JUST VALUE		87,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2149/1668	9/23/2017	WD	U	I	12	15,000	
GRANTOR: COWART JOSHUA E							
GRANTEE: COWART JOHN R III &							
2209/0935	5/21/2016	WD	U	I	11	100	
GRANTOR: COWART JOHN R III & M							
GRANTEE: REAVES CHANCE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S24 E56 N24 \$.									