

LOT 2 (EX S-1 & S-2)
IN OR 933/1862
ESMT OR 1012/1958

MCANALLEN DARLENE G
44078 MEADOW BLESSING LANE
CALLAHAN, FL 32011

2025

32-2N-25-4020-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	05	Quality Level 05
DOR CODE	5500	TIMBERLAND 80-89
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	2,342	100	2017	2,342	146,200
TOTALS	2,342			2,342	146,200

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	33	0	0	876.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	33	0	0	120.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	AGRICULTURAL	33	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.47	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.47	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,342	146.8800	124.85	292,399	2003	2003	0	0	50.00	50.00
1 M/H 94+ - 33% - 2018				Heated Area: 2342				HX Base Yr 2018			
29 76 29 2.9 15 3 10 7 37 2.9 BAS 2017											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE			
						AG DATE					
						05/21/2025		MLU			
						10/22/2024		KBA			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						146,200					
TOTAL MARKET OB/XF VALUE						4,527					
TOTAL LAND VALUE - MARKET						151,665					
TOTAL MARKET VALUE						198,074					
SOH/AGL Deduction						63,894					
ASSESSED VALUE						134,180					
TOTAL EXEMPTION VALUE						30,000					
BASE TAXABLE VALUE						104,180					
TOTAL JUST VALUE						302,392					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						261,322					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6675	NEW CONSTR	0	04/01/2003
MH	MH MOVE-ON	0	04/01/2003
MH94407	MH MOVE-ON	18,000	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2777/942	3/27/2025	QC	U	I	11	100	
GRANTOR: HUAN MARK K							
GRANTEE: MCANALLEN DARLENE							
2760/506	12/31/2024	FJ	U	I	11	0	
GRANTOR: MCANALLEN TIMOTHY DAV							
GRANTEE: MCANALLEN DARLENE G							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W76 S29 D2 R2 E15 N1 E3 S1 E10 N1 E7 S1 E37 U2 R2 N29\$.											

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1	005000	C	AGRICULTURAL	33	0005	OR	0.00	0.00	1.00	AC	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	4.47	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.47	AC	