

LOT 2 2001/CONCEPT TW/MH
FPL ESMT IN OR 1007/641
RAILROAD ESTATES PB 6/118-119

BENNETT WAYNE M & KRISTA
44102 OUTBACK TRAIL
CALLAHAN, FL 32011

2025

32-2N-25-5750-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																									
Exterior Wall	30	VINYL 100	0800	02	2,295	116.4000	98.94	227,067	2001	2001	0	0	0	54.00	46.00	VALUATION SUMMARY																								
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2017													Heated Area: 2094																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017																								
Interior Wall	05	DRYWALL 100															VALUATION BY												STANDARD											
Interior Floor	14	CARPET 60															Tax Group: 6												Tax Dist:											
Interior Floor	12	HARDWOOD 40															BUILDING MARKET VALUE												104,451											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												26,730											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												195,000											
Bedrooms	4	100															TOTAL MARKET VALUE												326,181											
Bathrooms	2	100															SOH/AGL Deduction												165,212											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												160,969											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	100															BASE TAXABLE VALUE												110,247											
			TOTAL JUST VALUE												326,181																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												282,980																									
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	2,094	100	2002	2,094	95,303																																			
DCK	96	15	2002	14	637																																			
DCK	112	15	2002	17	774																																			
DCK	428	15	2002	64	2,913																																			
PTO	144	5	2002	7	319																																			
UOP	396	25	2002	99	4,506																																			
TOTALS			3,270		2,295	104,451																																		
EXTRA FEATURES						44102 OUTBACK TRL, CALLAHAN																																		
L N	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	0937	WELL	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2001	2001	3	100	6,000																								
2	0936	SEPTC TANK	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2001	2001	3	100	6,000																								
3	0748	M/H FONDTN	0	100	0	0		1.00	UT 5,000.00	5,000.00	100	2001	2001	3	100	5,000																								
4	0748	M/H FONDTN	0	0	0	0		1.00	UT 5,000.00	5,000.00	100	2001	2001	3	100	5,000																								
5	0811	CONCRETE B	0	0	0	0		673.00	SF 5.20	5.20	100	2001	2001	3	79	2,765																								
6	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2001	2001	3	84	1,680																								
7	0351	CARPORT MT	0	100	14	14		196.00	SF 6.60	6.60	100	2005	2005	3	22	285																								
TOTAL OB/XF 26,730																																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000																							
REVIEW DATE 04/05/2024 BY TWA Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS																																								