LOT 4 1999 GRAN DW/MH
IN OR 1011/1963
RAILROAD ESTATES PB 6/118-119

MCKENNEY TINA M
P O BOX 2042
CALLAHAN, FL 32011

2025

32-2N-25-5750-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

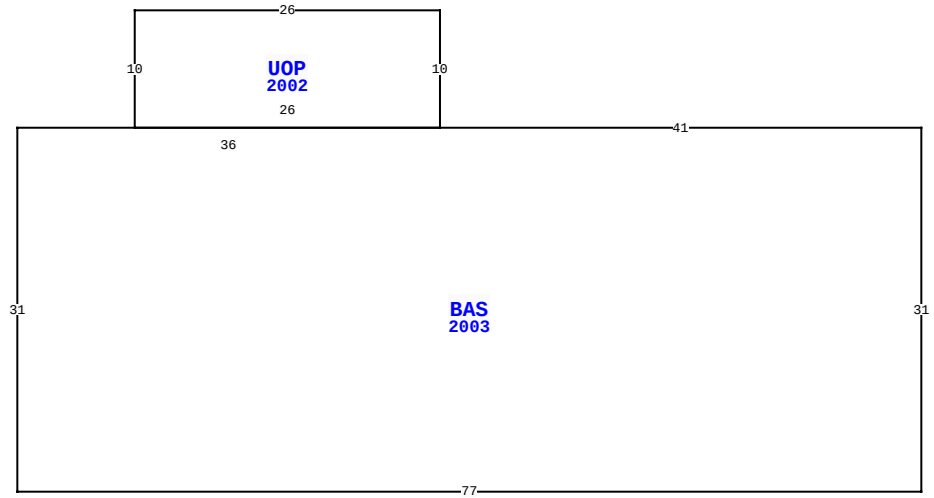
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,387	100	2003	2,387	99,873
UOP	260	25	2002	65	2,720
TOTALS	2,647			2,452	102,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,452	117.2000	99.62	244,268	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2003 Heated Area: 2387 HX Base Yr 2003



44065 LUCKY LN, 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		102,593
TOTAL MARKET OB/XF VALUE		5,501
TOTAL LAND VALUE - MARKET		68,400
TOTAL MARKET VALUE		176,494
SOH/AGL Deduction		87,242
ASSESSED VALUE		89,252
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,530
TOTAL JUST VALUE		176,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4072	MH MOVE-ON	0	03/01/2003
MH013615	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1011/1963	10/09/2001	WD	U	I	13	30,000

GRANTOR: HIGGINBOTHAM GARY L &

GRANTEE: MCKENNEY TINA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W41 UOP=[YR=2002] N10 W26 S10 E26$ W36 S31 E77 N31$.

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	1999	1999	3	81	2,835	
2	0751	UOP	0	100	7	18	126.00	SF	10.00	10.00	100	2005	2005	3	36	454	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2005	2005	3	64	2,212	

LAND DESCRIPTION

TOTAL OB/XF 5,501

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	0007	OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	45,000.00	45,000.00	68,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.52 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 07/30/2025 BY SYS