PT OF LOT 6 IN OR 1949/680
RAILROAD ESTATES PBK 6/118
{2005 FTWD DW/MH}

GREATHOUSE KYLE
44046 LUCKY LN
CALLAHAN, FL 32011

2025

32-2N-25-5750-0006-0010

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	11	CLAY TILE 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	05	Quality Level 05

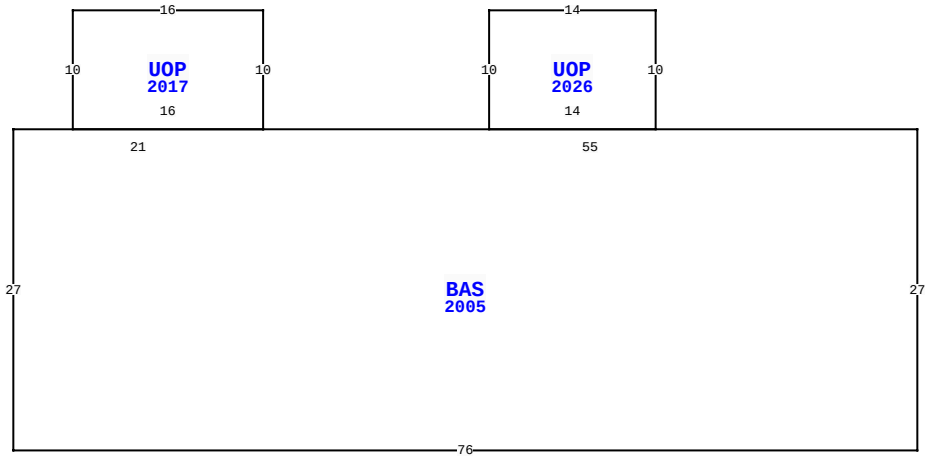
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2005	2,052	134,720
UOP	160	25	2017	40	2,626
UOP	140	25	2026	35	2,298
TOTALS	2,352			2,127	139,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,127	143.0400	121.58	258,601	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2024 Heated Area: 2052 HX Base Yr



44046 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	139,645
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	210,225
SOH/AGL Deduction	10,799
ASSESSED VALUE	199,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,426
TOTAL JUST VALUE	210,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9789	H/AC	0	05/01/2005
MH4585	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0680	11/04/2014	WD	Q	I	01	130,000
GRANTOR: TAYLOR LORI H						
GRANTEE: GREATHOUSE KYLE						
1309/1749	4/14/2005	WD	Q	V		32,500
GRANTOR: CARVER JAMES W & BOBB						
GRANTEE: TAYLOR LORI H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W55 W21 S27 E76 N27 $
UOP=[YR=2017;ORIG=-55,0] N10 W16 S10 E16 $
UOP=[YR=2026;ORIG=-36,-10] E14 S10 W14 N10 $
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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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS