LOT 9
RAILROAD ESTATES PB 6/118-119

ARNOLD THERESA
PO BOX 84
CALLAHAN, FL 32011-0084

2025

32-2N-25-5750-0009-0000

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

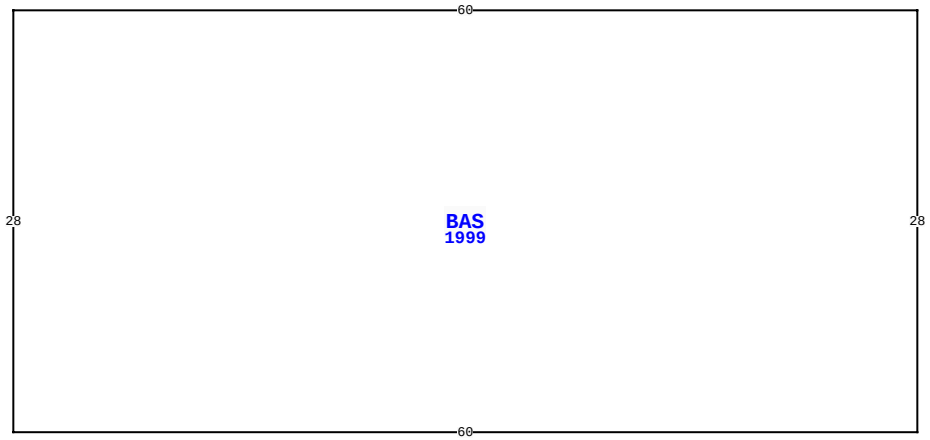
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1999	1,680	70,292
TOTALS	1,680			1,680	70,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.2000	99.62	167,362	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2000 Heated Area: 1680 HX Base Yr 2000



44156 LUCY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,292
TOTAL MARKET OB/XF VALUE		5,134
TOTAL LAND VALUE - MARKET		81,550
TOTAL MARKET VALUE		156,976
SOH/AGL Deduction		79,975
ASSESSED VALUE		77,001
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,279
TOTAL JUST VALUE		156,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982393	MH MOVE-ON	0	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/992	5/08/2023	FJ	U	I	11	0
GRANTOR: ARNOLD KEITH WAYNE ES						
GRANTEE: ARNOLD THERESA						
2637/800	5/04/2023	FJ	U	I	11	0
GRANTOR: ARNOLD KEITH WAYNE ES						
GRANTEE: ARNOLD THERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S28 E60 N28$.

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	0681	POLE SHED	0	100	12	7	84.00	SF	15.00	15.00	100	1999	1999	3	26	328	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20	13.20	100	1998	1998	3	20	211	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1999	1999	3	20	192	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
5	0751	UOP	0	100	0	0	560.00	SF	10.00	10.00	100	2001	2001	3	28	1,568	

LAND DESCRIPTION

TOTAL OB/XF 5,134

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	0005	OR	0.00	0.00	2.33	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.33 Total Land Value: 81,550 Market: 0 Agricultural: 0 Common: 81,550 PRINTED 07/30/2025 BY SYS