LOT 18
EX R/W OR 1043/1755
THE PINES #1 PB 5/78 & 79

MCMASTER MELISSA GIACOMA
54564 TURNING LEAF DR
CALLAHAN, FL 32011

2025

33-1N-24-2050-0018-0000

NASSAU COUNTY PROPERTY

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 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

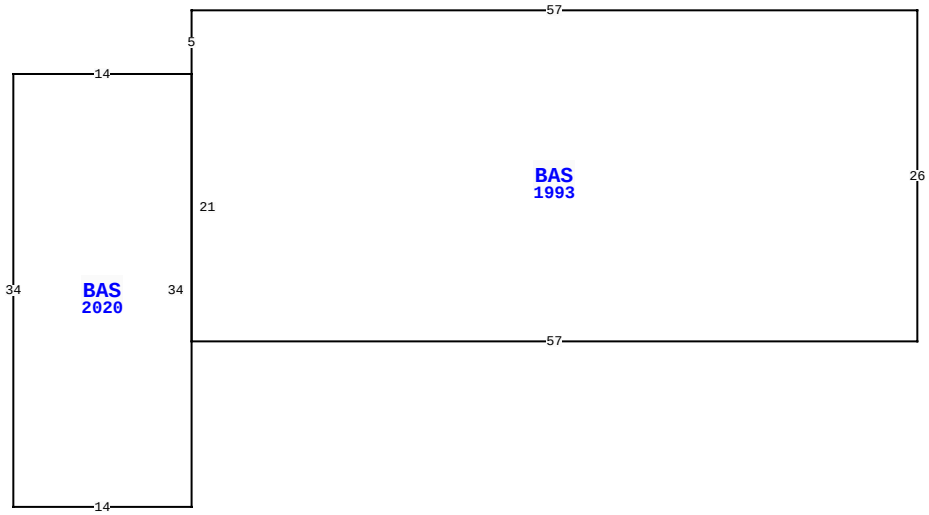
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1993	1,482	61,348
BAS	476	100	2020	476	19,704
TOTALS	1,958			1,958	81,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,958	123.2000	98.56	192,980	1985	1999	0	0	0	58.00	42.00

1 M/H 93- – 0% - 2023 Heated Area: 1958 HX Base Yr



12882 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	81,052
TOTAL MARKET OB/XF VALUE	1,731
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	127,783
SOH/AGL Deduction	11,066
ASSESSED VALUE	116,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,717
TOTAL JUST VALUE	127,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/574	5/27/2025	QC	U	I	11	100
GRANTOR: MARTIN DAVID E						
GRANTEE: MCMASTER MELISSA GI						
1794/0252	5/21/2012	QC	U	I	11	100
GRANTOR: MARTIN SHERRY						
GRANTEE: MARTIN DAVID E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S5 BAS=[YR=2020] W14 S34 E14 N34$ S21 E57 N26$.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1988	1988	3	20	579	
2	0752	USP	0	0	16	8	128.00	SF	15.00	15.00	100	2011	2011	3	60	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,731

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	0004	OR	185.00	250.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS