IN OR 898/817
R622266 & R622267

WILLIAMS RICHARD H
45097 GATOR LANE
CALLAHAN, FL 32011

2025

33-2N-25-0000-0001-0160

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	0	0 100
Units		0 100
Quality	03	Quality Level 03

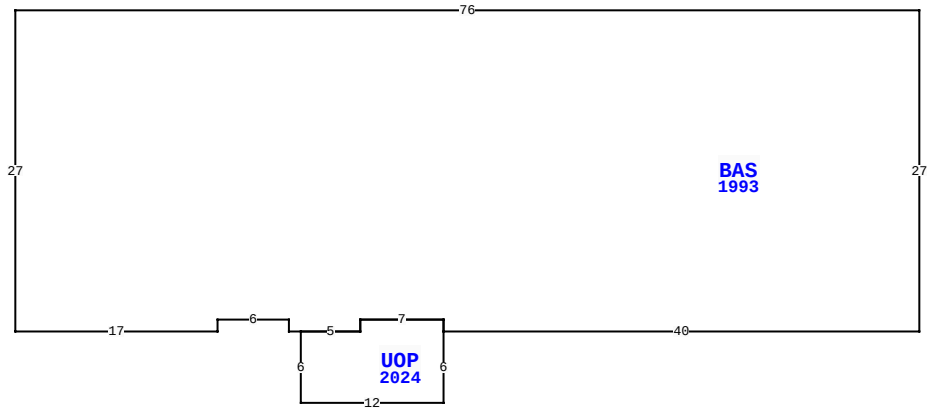
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,039	100	1993	2,039	57,353
UOP	79	25	2024	20	563
TOTALS	2,118			2,059	57,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,059	117.2000	93.76	193,052	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 2039 HX Base Yr



45097 GATOR LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	57,916
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	83,772
TOTAL MARKET VALUE	141,688
SOH/AGL Deduction	63,976
ASSESSED VALUE	77,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,712
TOTAL JUST VALUE	141,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0817	9/03/1999	WD	Q	I		58,500
GRANTOR: SCRIBNER DANESE						
GRANTEE: WILLIAMS RICHARD H						
0832/1035	5/05/1998	QC	Q	I	06	100
GRANTOR: SCRIBNER FRANKLIN PIE						
GRANTEE: SCRIBNER DANESE ROS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W76 S27 E17 N1 E6 S1 E1 E5 N1 E7 S1 E40 N27 $
UOP=[YR=2024;ORIG=-52,27] E5 N1 E7 S1 S6 W12 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	5.37	AC		1.00	1.00	0.80	19,500.00	15,600.00	83,772							

REVIEW DATE 04/04/2024 BY TWA Total Acres: 5.37 Total Land Value: 83,772 Market: 0 Agricultural: 0 Common: 83,772 PRINTED 07/30/2025 BY SYS