LOT 11
HIGGINBOTHAM ESTATES PB 5/125

CARNEVALE GIULIANA
44432 KEME RD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0011-0000

BUILDING CHARACTERISTICS

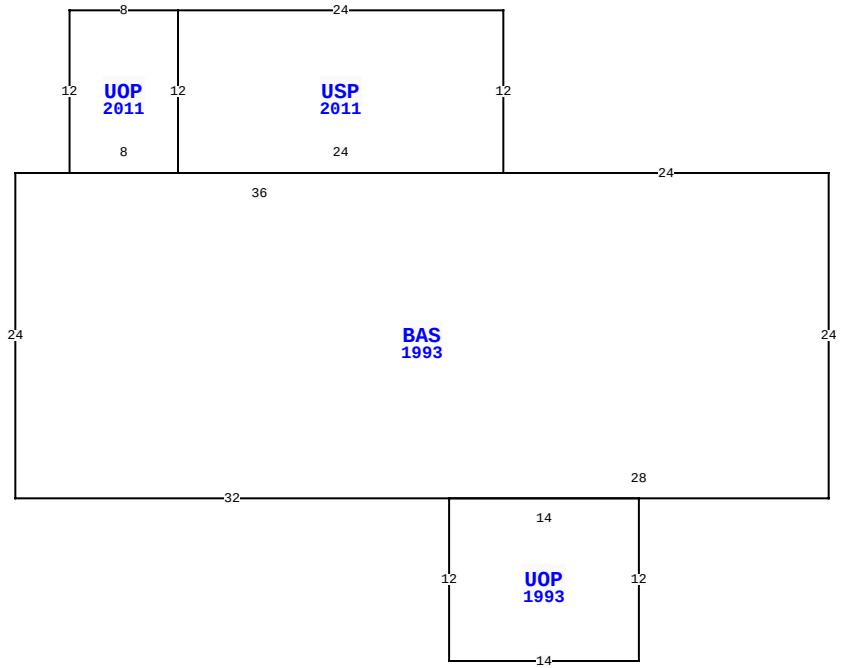
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	99,920
UOP	168	25	1993	42	2,915
UOP	96	25	2011	24	1,665
USP	288	50	2011	144	9,992
TOTALS	1,992			1,650	114,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,650	135.5200	108.42	178,893	1974	2010	0	0	0	36.00	64.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



44432 KEME RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	114,492
TOTAL MARKET OB/XF VALUE	15,911
TOTAL LAND VALUE - MARKET	72,450
TOTAL MARKET VALUE	202,853
SOH/AGL Deduction	30,495
ASSESSED VALUE	172,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,358
TOTAL JUST VALUE	202,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,923

EYB ADJSTD FOR REMODELING: 10/23KW

1974 FLEE _ R568254/R568255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8925	MH MOVE-ON	5,000	06/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0365	8/07/2020	WD	Q	I	01	145,000
GRANTOR: BUYING JAX HOMES						
GRANTEE: CARNEVALE GIULIANA						
2322/0157	11/27/2019	WD	U	I	37	50,000
GRANTOR: TESHON RALPH & CAROL						
GRANTEE: BUYING JAX HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 USP=[YR=2011] N12 W24 UOP=[YR=2011] W8 S12 E8 N12$ S12 E24 $ W36 S24 E32 UOP=[YR=1993] S12 E14 N12 W14$ E28 N24$.

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	30	12	360.00	SF	30.00	30.00	100	2024	2022	3	93	10,044	
2	0810	CONCRETE A	0	0	0	0	948.00	SF	6.50	6.50	100	1994	1994	3	66	4,067	
3	0680	POLE SHED	0	0	20	30	600.00	SF	5.00	5.00	100	2011	2011	3	60	1,800	

LAND DESCRIPTION

TOTAL OB/XF 15,911

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	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.61 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS