LOTS 12 & 13 (EX S-1 OF 12)
IN OR 1291/828
R359943 & R359944

BAUCOM TOMMY R
44494 KEME ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0012-0000

BUILDING CHARACTERISTICS

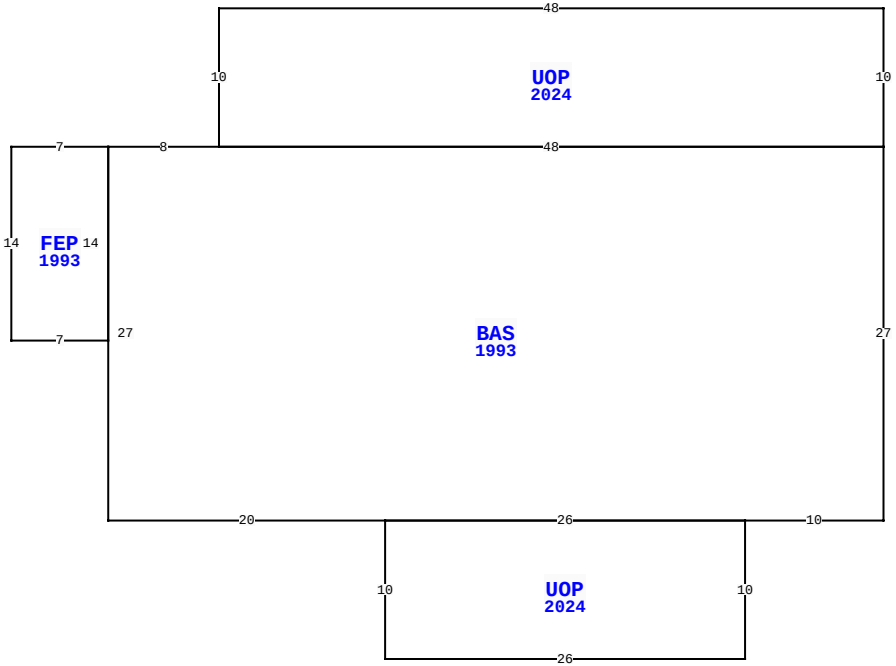
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	58,061
FEP	98	85	1993	83	3,187
UOP	260	25	2024	65	2,496
UOP	480	25	2024	120	4,608
TOTALS	2,350			1,780	68,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,780	120.0000	96.00	170,880	1988	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2010 Heated Area: 1595 HX Base Yr 2010



44494 KEME RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,539
TOTAL MARKET OB/XF VALUE		9,365
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		176,604
SOH/AGL Deduction		100,114
ASSESSED VALUE		76,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,768
TOTAL JUST VALUE		176,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,614

MISC SHEDS-NO VALUE

1988 SUMM R359943 & R359944 _ DW/MH ID: H59901GR &

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0828	1/28/2005	QC	Q	I	01	100
GRANTOR: BAUCOM CHARLENE B						
GRANTEE: BAUCOM TOMMY R						
0945/1094	8/18/2000	WD	Q	I	05	46,900
GRANTOR: FIRST UNION NATIONAL						
GRANTEE: BAUCOM TOMMY & CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W48 W8 S27 E20 E26 E10 N27 $
UOP=[YR=2024;ORIG=0,0] N10 W48 S10 E48 $
UOP=[YR=2024;ORIG=-36,27] S10 E26 N10 W26 $
FEP=[YR=1993;ORIG=-56,0] W7 S14 E7 N14 $
.

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	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	1989	1989	3	20	874	
2	0803	ASPHALT C	0	100	0	0	4,065.00	SF	0.80	0.80	100	1988	1988	3	50	1,626	
3	0510	GARAGE WD-	0	100	12	24	288.00	SF	23.45	23.45	100	1977	1977	3	27	1,823	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
5	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
6	0812	CONCRETE C	0	100	0	0	1,409.00	SF	2.00	2.00	100	1987	1987	3	49.5	1,395	
7	0350	CARPORT WD	0	100	15	18	270.00	SF	13.00	13.00	100	1965	1965	3	20	702	
8	0751	UOP	4	100	7	7	49.00	SF	10.00	10.00	100	2000	2000	3	27	132	

LAND DESCRIPTION

TOTAL OB/XF 9,365

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	0006	OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,700							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS

LOTS 12 & 13 (EX S-1 OF 12)
IN OR 1291/828
R359943 & R359944

BAUCOM TOMMY R
44494 KEME ROAD
CALLAHAN, FL 32011

2025

33-2N-25-0740-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

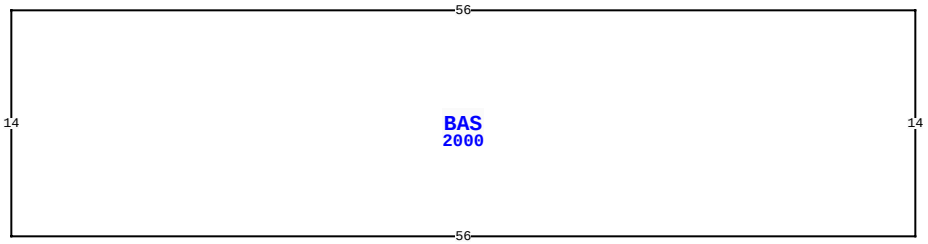
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2000	784	21,187
TOTALS	784			784	21,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	112.6000	90.08	70,623	1993	1993	0	0	0	70.00	30.00

4 M/H 93- – 100% - 2010 Heated Area: 784 HX Base Yr 2010



44494 KEME RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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0945/1094	8/18/2000	WD	Q	I	05	46,900
GRANTOR: FIRST UNION NATIONAL						
GRANTEE: BAUCOM TOMMY & CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S14 E56 N14 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS