IN OR 1384/1836 2002 FTWD DW
EX R/W IN OR 641/205

**WEBB NATALIE**
46200 MIDDLE ROAD
CALLAHAN, FL 32011

**2025**

**34-3N-25-0000-0002-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

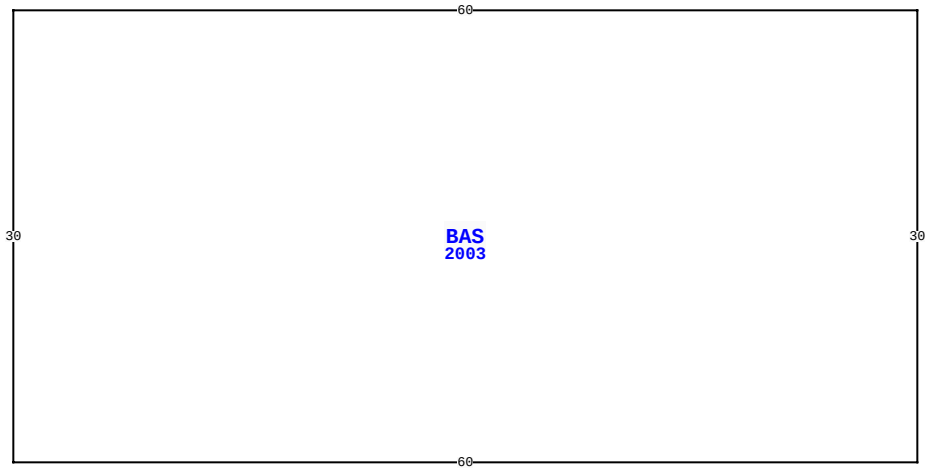
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 5001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | 2003 | 1,800 | 86,072 |
| TOTALS | 1,800 | | | 1,800 | 86,072 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,800 | 117.2000 | 99.62 | 179,316 | 2002 | 2002 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ – 100% - 2003 Heated Area: 1800 HX Base Yr 2003




46200 MIDDLE RD, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 86,072 |
| TOTAL MARKET OB/XF VALUE | | 8,669 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 214,741 |
| SOH/AGL Deduction | | 123,058 |
| ASSESSED VALUE | | 91,683 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 40,961 |
| TOTAL JUST VALUE | | 214,741 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,824 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH3837 | MH MOVE-ON | 0 | 04/01/2002 |
| B9736 | FOUNDATION | 2,000 | 04/01/2002 |
| P5631 | NEW CONSTR | 0 | 04/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1384/1836 | 1/27/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: WEBB VICTOR | | | | | | |
| GRANTEE: WEBB NATALIE | | | | | | |
| 1054/1624 | 5/08/2002 | WD | U | I | 07 | 100 |
| GRANTOR: GARVER GARY A & BETTY | | | | | | |
| GRANTEE: WEBB VICTOR T & NAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W60 S30 E60 N30 $.

## 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 | 100 | 0 | 0 | 100.00 | SF | 20.10 | 20.10 | 100 | 1981 | 1981 | 3 | 20 | 402 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 3 | 0748 | M/H FONDTN | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2002 | 2002 | 3 | 100 | 5,000 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 9 | 8 | 72.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 27 | 292 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,669

| 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 | | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 120,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS