PARCELS 9-4 & 10-6
PT OF S1/2 OF SW1/4 OF SW1/4
IN OR 2777/357

MACABITAS CALEB & ASHLYN
34330 CALEB COURT
CALLAHAN, FL 32011

2025

36-2N-24-0000-0009-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

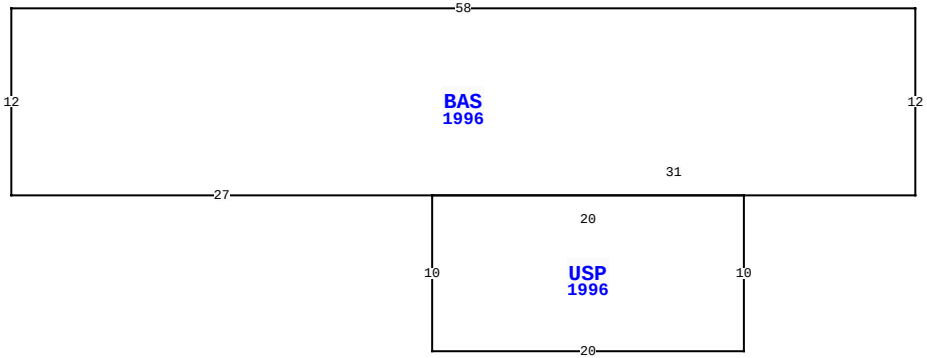
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1996	696	9,893
USP	200	50	1996	100	1,421
TOTALS	896			796	11,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	796	59.2200	47.38	37,714	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 696 HX Base Yr



44004 ANDERSON TRL, CALLAHAN

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

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	1242	WD DECK A	0	0	24	12	288.00	SF	10.00	10.00	100	1980	1980	3	20	576	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	11,314
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	69,750
TOTAL MARKET VALUE	81,640
SOH/AGL Deduction	0
ASSESSED VALUE	81,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,640
TOTAL JUST VALUE	81,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2777/357	3/21/2025	WD	Q	I	02	90,000
GRANTOR: FLEISCHER MARK & DORO						
GRANTEE: MACABITAS CALEB & A						
2757/1512	12/13/2024	WD	U	I	37	30,000
GRANTOR: REEVES LORETTA						
GRANTEE: FLEISCHER MARK & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W58 S12 E27 USP=[YR=1996] S10 E20 N10 W20$ E31 N12$.

LAND DESCRIPTION

TOTAL OB/XF 576

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	0007	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	45,000.00	45,000.00	68,850							
2	009605	C	WETLANDS	0		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	1,000.00	1,000.00	900							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 2.43 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 07/30/2025 BY SYS