E 186.08 FT OF N235 FT OF
NW1/4 OF SW1/4 OF SW1/4
IN OR 2501/1954

ANGLIN CLINTON & SHANNAN
34095 AMERICA LN
CALLAHAN, FL 32011

2025

36-2N-24-0000-0009-0080

BUILDING CHARACTERISTICS

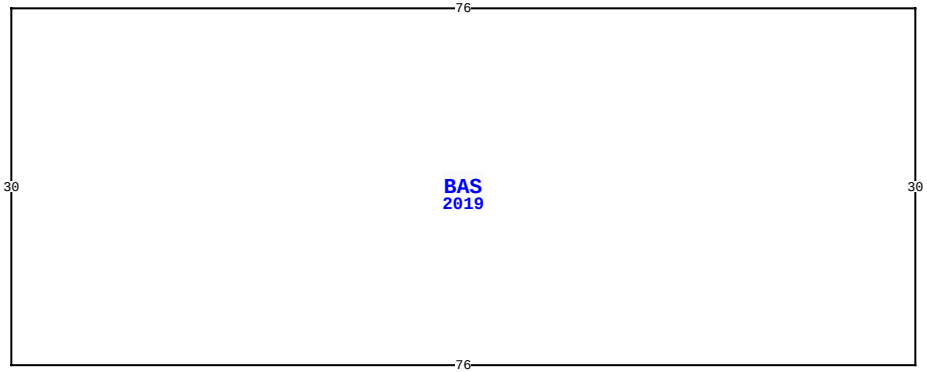
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,280	100	2019	2,280	210,513
TOTALS	2,280			2,280	210,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	99.28	226,358	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



34095 AMERICA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,513
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,513
SOH/AGL Deduction		83,589
ASSESSED VALUE		171,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,202
TOTAL JUST VALUE		255,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008623	CO ISSUED	0	08/13/2019
19002654	MH MOVE-ON	0	03/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1954	9/23/2021	WD	U	I	11	100
GRANTOR: ANGLIN CLINTON & SHAN						
GRANTEE: ANGLIN CLINTON & SH						
2259/0876	3/04/2019	WD	U	I	11	100
GRANTOR: MCKENZIE JAMES L & PE						
GRANTEE: ANGLIN CLINTON & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/10/2019 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS