PT OF LOT 2 (S-7 & S-8)
IN OR 1902/1887
2001 MERT DW/MH

GARNER DAVID M
445073 US HWY 301
CALLAHAN, FL 32011

2025

37-1N-24-2220-0002-0070

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

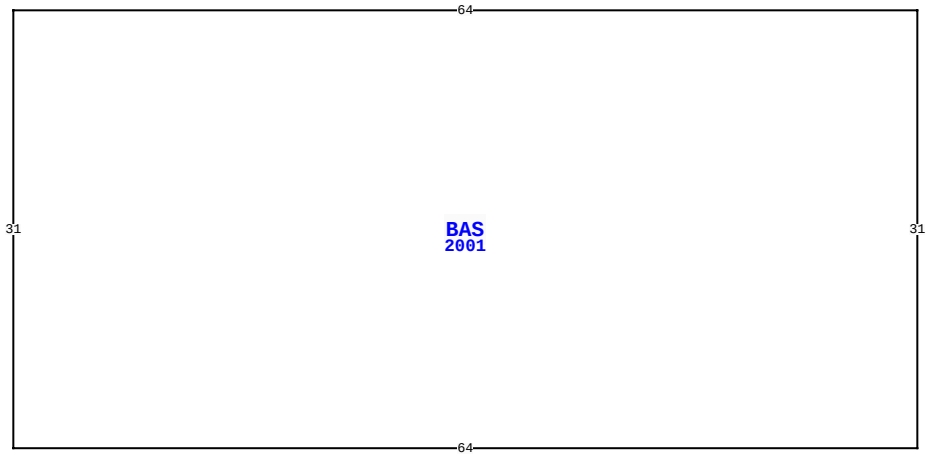
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2001	1,984	109,471
TOTALS	1,984			1,984	109,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	141.1200	119.95	237,981	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2015 Heated Area: 1984 HX Base Yr 2015



445073 US HWY 301, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,471
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		114,000
TOTAL MARKET VALUE		226,411
SOH/AGL Deduction		140,939
ASSESSED VALUE		85,472
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,750
TOTAL JUST VALUE		226,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1902/1887	1/31/2014	SW	U	I	18	39,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: GARNER DAVID M						
1862/0763	6/03/2013	WD	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S31 E64 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	0004	OR	0.00	0.00	4.75	AC		1.00	1.00	0.80	30,000.00	24,000.00	114,000							

REVIEW DATE 01/31/2019 BY TWA Total Acres: 4.75 Total Land Value: 114,000 Market: 0 Agricultural: 0 Common: 114,000 PRINTED 07/30/2025 BY SYS