PT OF LOT 5
IN OR 2755/566
FLA LAND SYNDICATE PBK O/42

KAJENSKI CHRISTINA LYNN & BRIAN
54037 PARKS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0090

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

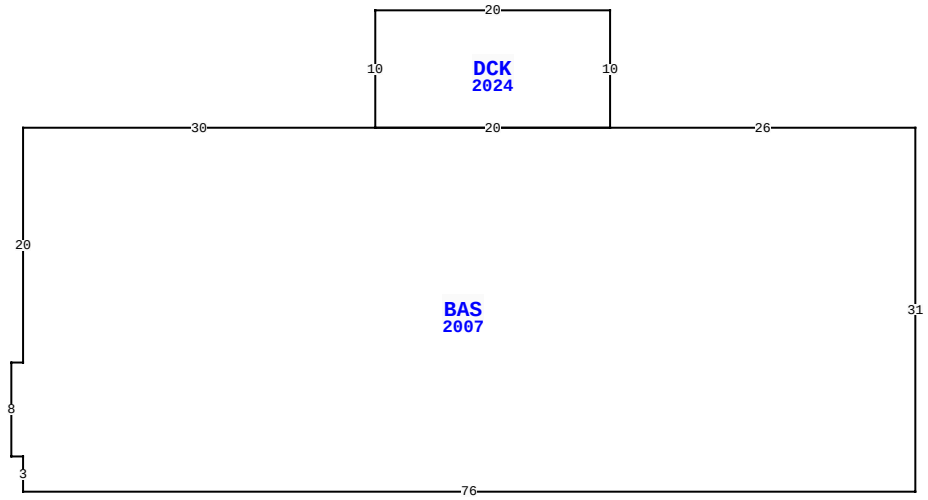
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,364	100	2007	2,364	176,457
DCK	200	15	2024	30	2,239
TOTALS	2,564			2,394	178,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,394	129.1400	109.77	262,789	2007	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2025 Heated Area: 2364 HX Base Yr 2025



54037 PARKS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		178,697
TOTAL MARKET OB/XF VALUE		7,458
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		201,905
SOH/AGL Deduction		90,810
ASSESSED VALUE		111,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,373
TOTAL JUST VALUE		201,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19865	ELEC OTHER	0	08/01/2007
M13226	MECH OTHER	0	08/01/2007
P12663	OTHER	0	08/01/2007
7590	CHNGE SRVC	100	07/29/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/566	11/22/2024	WD	Q	I	01	250,000
GRANTOR: MCLAIN JUSTIN L & BRI						
GRANTEE: KAJENSKI CHRISTINA						
2466/0220	5/27/2021	WD	Q	I	01	219,000
GRANTOR: SOTO SHAWN & JENNIFER						
GRANTEE: MCLAIN JUSTIN LEE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W26 W20 W30 S20 W1 S8 E1 S3 E76 N31 $
DCK=[YR=2024;ORIG=-46,0] E20 N10 W20 S10 $
.

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	288.00	SF	20.10	20.10	100	2002	2002	3	20	1,158	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	6,300	

LAND DESCRIPTION

TOTAL OB/XF 7,458

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	0005	OR	0.00	0.00	0.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	15,750							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.35 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 07/30/2025 BY SYS