PT OF SEC 42-2N-25E
IN OR 2234/183
(EX R/W IN OR 1041/1016 &

HOLTON BENJAMIN W JR
450532 SR 200
CALLAHAN, FL 32011

2025

42-2N-25-0000-0017-0070

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

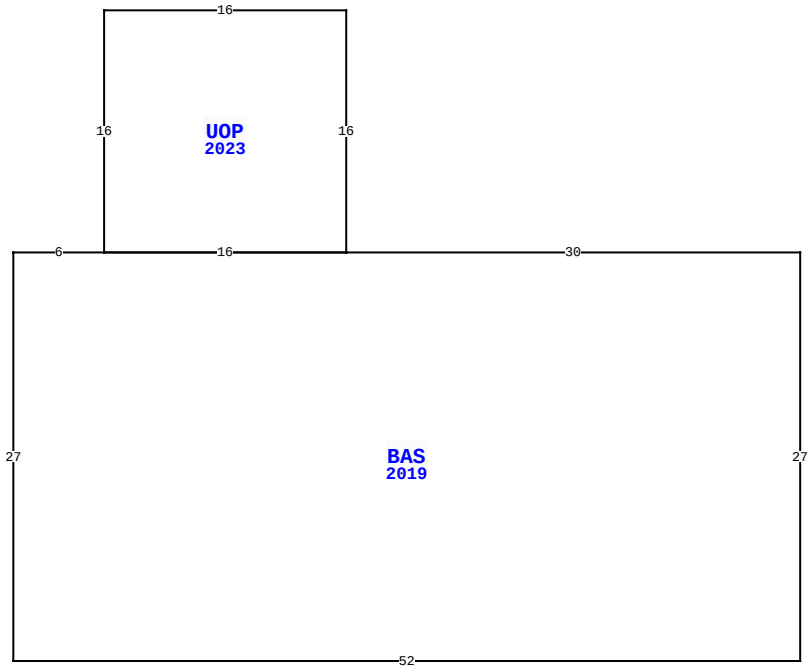
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2019	1,404	141,619
UOP	256	25	2023	64	6,455
TOTALS	1,660			1,468	148,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,468	127.6000	108.46	159,219	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ - 100% - 2021 Heated Area: 1404 HX Base Yr 2021



450532 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,074
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		193,074
SOH/AGL Deduction		47,784
ASSESSED VALUE		145,290
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,568
TOTAL JUST VALUE		193,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000121	CO ISSUED	0	03/08/2019
18009304	MH MOVE-ON	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2234/0183	10/30/2018	WD	Q	V	01	31,800
GRANTOR: ZAHN EDWARD R ET AL						
GRANTEE: HOLTON BENJAMIN W J						
2121/1299	5/22/2017	CT	U	I	18	200
GRANTOR: CLERK OF COURT						
GRANTEE: ZAHN EDWARD R ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W30 W16 W6 S27 E52 N27 $
UOP=[YR=2023;ORIG=-46,0] E16 N16 W16 S16 $
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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

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS