IN OR 483 PG 305 & 2383/799

MILLIGAN CARY/SMITH INAH MELVINA WENDY ET AL
55101 J DAVIS TRL
CALLAHAN, FL 32011

2025

44-2N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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
Quality	02	Quality Level 02

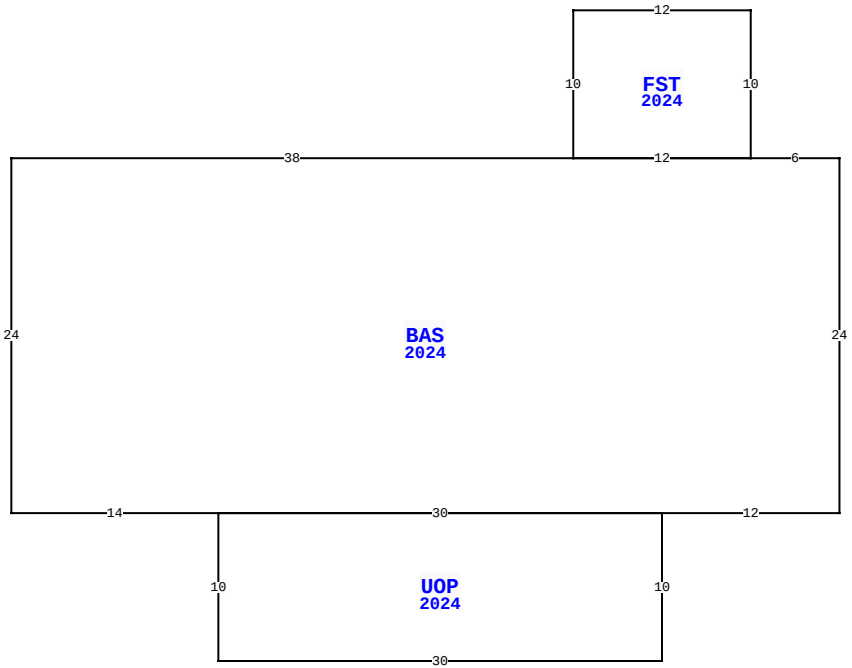
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2024	1,344	27,728
FST	120	65	2024	78	1,609
UOP	300	25	2024	75	1,547
TOTALS	1,764			1,497	30,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,497	85.9600	68.77	102,949	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1344 HX Base Yr



55304 J DAVIS TR, 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	142,555
TOTAL MARKET OB/XF VALUE	10,860
TOTAL LAND VALUE - MARKET	232,000
TOTAL MARKET VALUE	385,415
SOH/AGL Deduction	132,778
ASSESSED VALUE	252,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,637
TOTAL JUST VALUE	385,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,415

PR OWNER: SEPTIC (ONLY) @ 55250 AND 55001

PR OWNERS: NO WELL/NO SEPTIC@ SITUS: 55319 + 55066

2024 CHAMPION _DW/MH _VIN: 052000HA521567(A/B) @ 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH23-10414	REPLACEMENT DW/MH		08/14/2023
MH2307992	REPLACEMENT MH -		06/22/2023
MHU95881	MH MOVE-ON	0	04/01/1995
230005845	CO'D		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/557	6/27/2023	FJ	U	I	11	0
GRANTOR: MILLIGAN PATRICIA DAV						
GRANTEE: MILLIGAN CARY						
2650/1372	6/26/2023	FJ	U	I	11	0
GRANTOR: MILLIGAN PATRICIA D E						
GRANTEE: MILLIGAN CARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E38 E12 E6 S24 W12 W30 W14 N24 $
UOP=[YR=2024;ORIG=34,34] E30 S10 W30 N10 $
FST=[YR=2024;ORIG=58,0] E12 S10 W12 N10 $
.

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	0680	POLE SHED	0	0	50	22	1,100.00	SF	10.00	10.00	100	1960	1960	3	20	2,200	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
3	0940	SHEDS/PORT	0	0	12	30	360.00	SF	30.00	30.00	100	1990	1990	3	20	2,160	
4	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1972	1972	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,860

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		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	232,000							

REVIEW DATE 02/06/2024 BY KW Total Acres: 16.00 Total Land Value: 232,000 Market: 0 Agricultural: 0 Common: 232,000 PRINTED 07/30/2025 BY SYS

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2025

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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	13	LVT/LAMNT 100
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
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

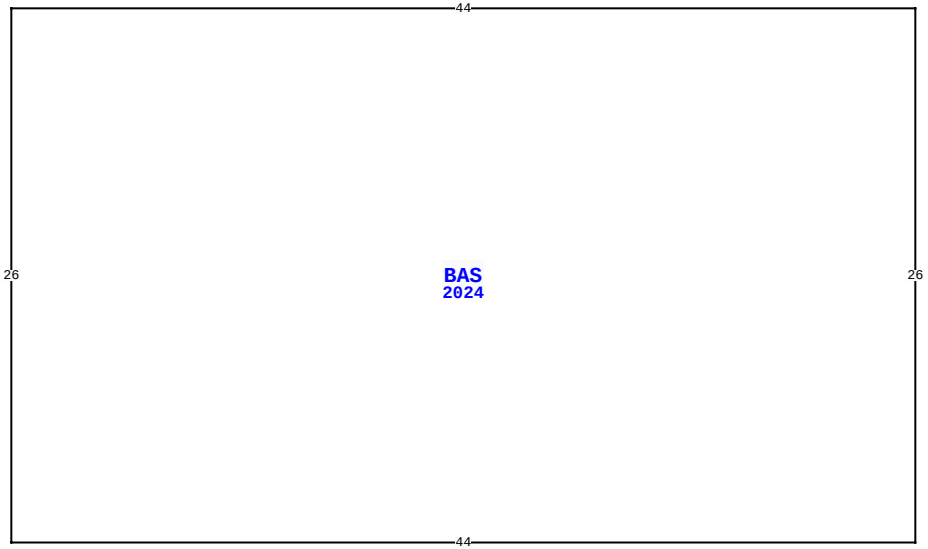
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2024	1,144	111,670
TOTALS	1,144			1,144	111,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.0000	98.60	112,798	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 2024 Heated Area: 1144 HX Base Yr



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GRANTOR: MILLIGAN PATRICIA D E						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E44 S26 W44 N26 $
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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

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