PT OF LOT 18
A/K/A TRACT 6 BUNKER HILL
SUB UNR OR 1545/1633

BAHAM ALLEN T
450401 SR 200
CALLAHAN, FL 32011

2025

47-2N-25-4080-0018-0040

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

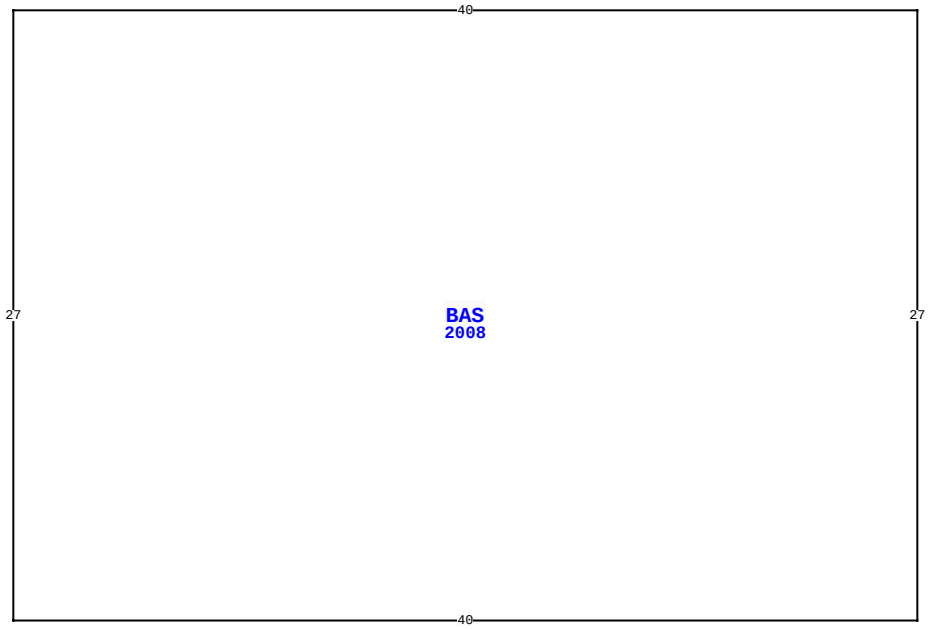
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2008	1,080	70,282
TOTALS	1,080			1,080	70,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	127.6000	108.46	117,137	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 1998 Heated Area: 1080 HX Base Yr 1998



450401 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		70,282
TOTAL MARKET OB/XF VALUE		2,233
TOTAL LAND VALUE - MARKET		60,750
TOTAL MARKET VALUE		133,265
SOH/AGL Deduction		71,428
ASSESSED VALUE		61,837
TOTAL EXEMPTION VALUE	HX HB	36,837
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5034	CO ISSUED	0	01/23/2008
MH5034	MH MOVE-ON	0	01/23/2008
M13574	MECH OTHER	0	01/01/2008
P12980	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1633	1/11/2008	QC	Q	I	06	100
GRANTOR: MORRIS DORIS RUTH						
GRANTEE: BAHAM ALLEN T						
0787/1965	3/20/1997	WD	Q	I		45,000
GRANTOR: PADGETT ANDER L & BET						
GRANTEE: MORRIS DORIS RUTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S27 E40 N27$.

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	14	10	140.00	SF	30.00	30.00	100	1997	1997	3	20	840	
2	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	2000	2000	3	27	259	
3	0681	POLE SHED	0	100	10	11	110.00	SF	15.00	15.00	100	2005	2005	3	36	594	
4	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2005	2005	3	36	540	

LAND DESCRIPTION

TOTAL OB/XF 2,233

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		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,750							

REVIEW DATE 12/04/2019 BY KBA Total Acres: 1.35 Total Land Value: 60,750 Market: 0 Agricultural: 0 Common: 60,750 PRINTED 07/30/2025 BY SYS