IN OR 587/297 R434270
R621675 & R621676

NELSON MARTHA Y
PO BOX 1472
CALLAHAN, FL 32011-1472

2025

51-2N-25-0000-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

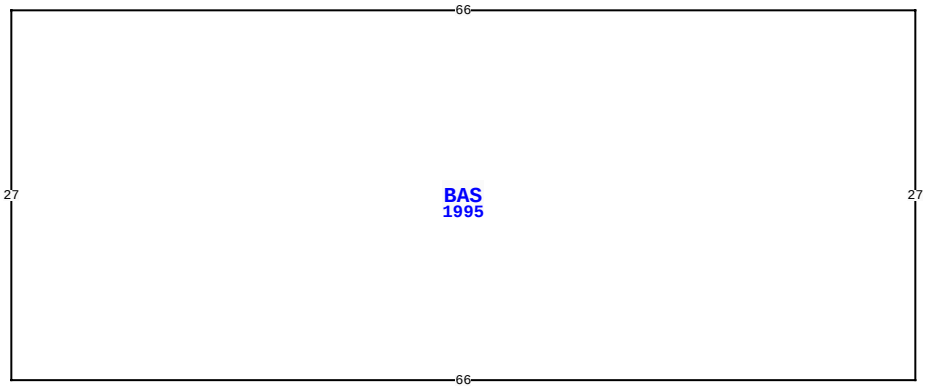
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,782	100	1995	1,782	56,347
TOTALS	1,782			1,782	56,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	124.0000	105.40	187,823	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1782 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,347
TOTAL MARKET OB/XF VALUE		3,351
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		104,698
SOH/AGL Deduction		50,564
ASSESSED VALUE		54,134
TOTAL EXEMPTION VALUE	HX HB	29,134
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,104

1995 PEACH_ R621675 & R621676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95816	MH MOVE-ON	0	03/03/1995
MHU95799	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0587/0297	12/29/1989	QC	Q	V	06	3,400

GRANTOR: JACKSON ET AL

GRANTEE: NELSON MARTHA Y

45104 EVELYN ST, CALLAHAN

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

BUILDING NOTES

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	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1983	1983	3	20	288	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	5.60	5.60	100	1999	1999	3	20	403	

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S27 E66 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 3,351

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		RM	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