LOTS 6 & 7 R567918
IN OR 1805/1737
EX R/W OR 1004/993

PATRICK ADRIAN LEE III
PO BOX 813
CALLAHAN, FL 32011-0813

2025

51-2N-25-4170-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	03	Quality Level 03

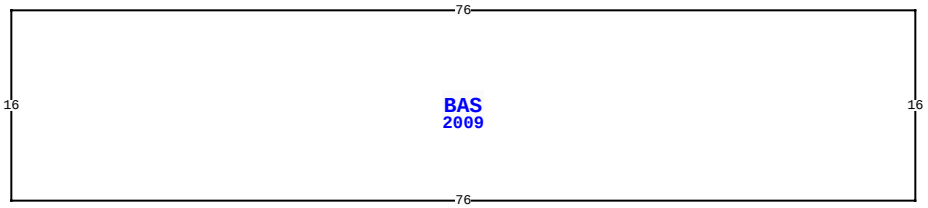
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2009	1,216	31,285
TOTALS	1,216			1,216	31,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	107.2000	85.76	104,284	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1216 HX Base Yr



450145 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	31,285
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	53,285
SOH/AGL Deduction	14,953
ASSESSED VALUE	38,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,332
TOTAL JUST VALUE	53,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,375

OWNER ALSO OWNS ADJCNT LOTS: 8, 9, 24-26
MISC WD DECK + CC = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530145	DEMOLITION	0	03/01/2015
E22462	ELEC OTHER	0	03/01/2010
MH4252	MH MOVE-ON	0	11/04/2003
E12053	NEW CONSTR	0	11/01/2003
E11737	CHNGE SRVC	0	09/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1805/1737	8/02/2012	WD	U	I	30	11,000
GRANTOR: PETERSON SYLVIA						
GRANTEE: PATRICK ADRIAN LEE						
0912/1132	12/22/1999	PR	Q	I	01	100
GRANTOR: PETERSON SYLVIA P/R F						
GRANTEE: PETERSON SYLVIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S16 E76 N16$.

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	0		RM	0.00	0.00	2.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 12/01/2023 BY KWA Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 07/30/2025 BY SYS