LOT 17 R360076
IN OR 588/832 & OR 784/700
J P PAGE SUB PB 3/20

CARROLL RHONDA L & LAFAY E JR
45012 JAMES ST
CALLAHAN, FL 32011

2025

51-2N-25-4170-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

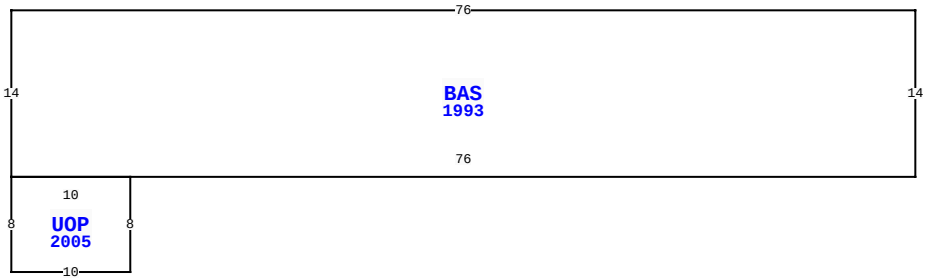
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	25,178
UOP	80	25	2005	20	473
TOTALS	1,144			1,084	25,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,084	98.6000	78.88	85,506	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1990 Heated Area: 1064 HX Base Yr 1990



45012 JAMES ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,652
TOTAL MARKET OB/XF VALUE		1,577
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		38,229
SOH/AGL Deduction		17,359
ASSESSED VALUE		20,870
TOTAL EXEMPTION VALUE	HX HB	20,870
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		38,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985035	CHNGE SRVC	0	07/01/1998
7740	MH MOVE-ON	12,000	03/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/0700	2/07/1997	QC	U	I	10	7,700
GRANTOR: STRICKLAND JEAN						
GRANTEE: CARROLL RHONDA & LA						
0588/0832	1/22/1990	QC	Q	I	01	100
GRANTOR: CARROLL RHONDA						
GRANTEE: CARROLL RHONDA & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 UOP=[YR=2005] S8 E10 N8 W10$ E76 N14$.

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	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1997	1997	3	20	392	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
3	0681	POLE SHED	0	100	28	10	280.00	SF	11.25	11.25	100	2003	2003	3	30	945	

LAND DESCRIPTION

TOTAL OB/XF 1,577

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	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS