LOT 19 2002 FTWD TWMH
IN OR 923/705
J P PAGE SUB PB 3/20

O'NEAL LORIE
45040 JAMES ST
CALLAHAN, FL 32011

2025

51-2N-25-4170-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

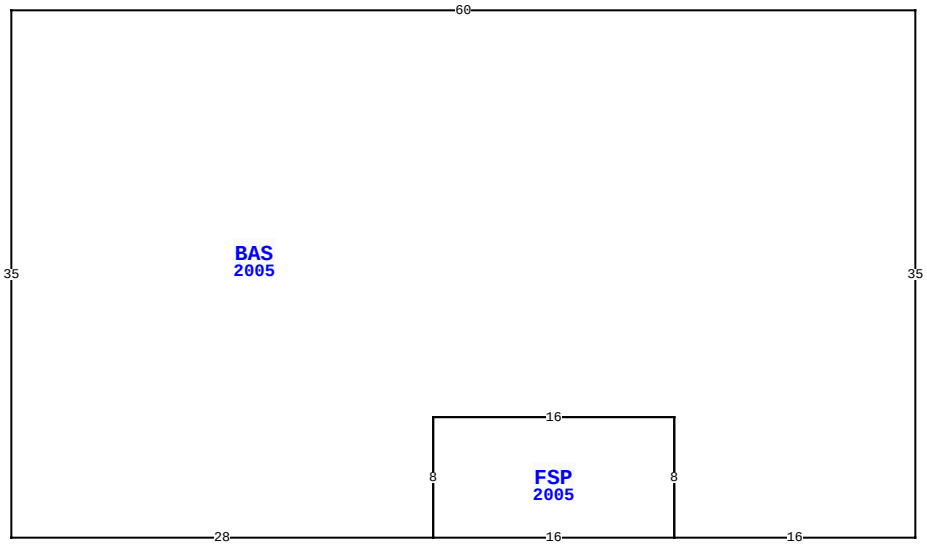
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	2005	1,972	99,124
FSP	128	60	2005	77	3,870
TOTALS	2,100			2,049	102,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,049	123.2000	104.72	214,571	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2006 Heated Area: 1972 HX Base Yr 2006



45040 JAMES ST, 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		102,994
TOTAL MARKET OB/XF VALUE		4,754
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		118,748
SOH/AGL Deduction		49,487
ASSESSED VALUE		69,261
TOTAL EXEMPTION VALUE	HX HB	44,261
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3853	MH MOVE-ON	0	06/01/2002
P5701	NEW CONSTR	0	06/01/2002
M6043	H/AC	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/0705	3/08/2000	WD	Q	I	01	100

GRANTOR: CARROLL RHONDA & LORI
GRANTEE: O'NEAL LORIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S35 E28 FSP=[YR=2005] E16 N8 W16 S8$ N8 E16 S8 E16 N35$.

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	0510	GARAGE WD-	0	100	22	21	462.00	SF	19.25	19.25	100	1975	1975	3	20	1,779	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 4,754

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 03/18/2024 BY TWA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS