LOT 73
IN OR 1711/936
1999/FLEET/DW/MH

BUSBEE CARLENE L
PO BOX 16
CALLAHAN, FL 32011-0016

2025

51-2N-25-4170-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	01	TYP WD 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

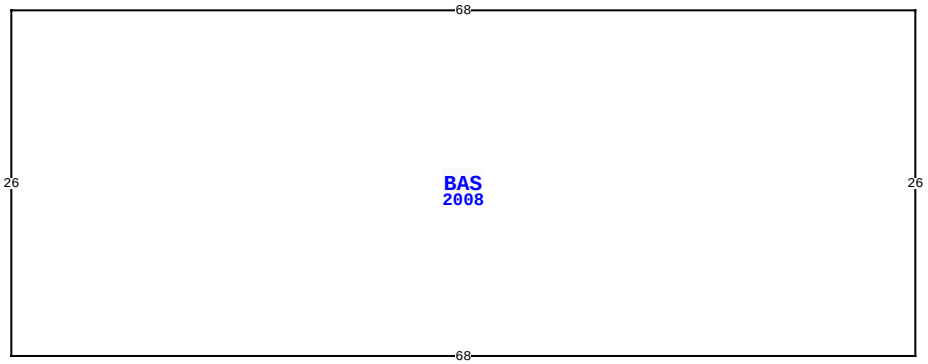
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2008	1,768	73,974
TOTALS	1,768			1,768	73,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	117.2000	99.62	176,128	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2011 Heated Area: 1768 HX Base Yr 2011



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,974
TOTAL MARKET OB/XF VALUE		277
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		85,251
SOH/AGL Deduction		31,047
ASSESSED VALUE		54,204
TOTAL EXEMPTION VALUE	HX HB	29,204
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		85,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992712	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1711/0936	11/29/2010	QC	U	I	11	100
GRANTOR: MELTON BETTY JEAN						
GRANTEE: BUSBEE CARLENE						
0566/0401	3/28/1989	WD	Q	V	01	100
GRANTOR: MELTON ALLEN & MALGO						
GRANTEE: MELTON BETTY JEAN						

45135 ANNIE LAURA ST, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W68 S26 E68 N26$.

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	10	10	100.00	SF	13.20	13.20	100	2004	2004	3	21	277	

LAND DESCRIPTION

TOTAL OB/XF 277

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