LOT 81
2006 NOBI DW/MH
J P PAGE SUB PB 3/20

MELTON PATRICIA ANN/MELTON JAMES R LEE EST
PO BOX 162
CALLAHAN, FL 32011-0162

2025

51-2N-25-4170-0081-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

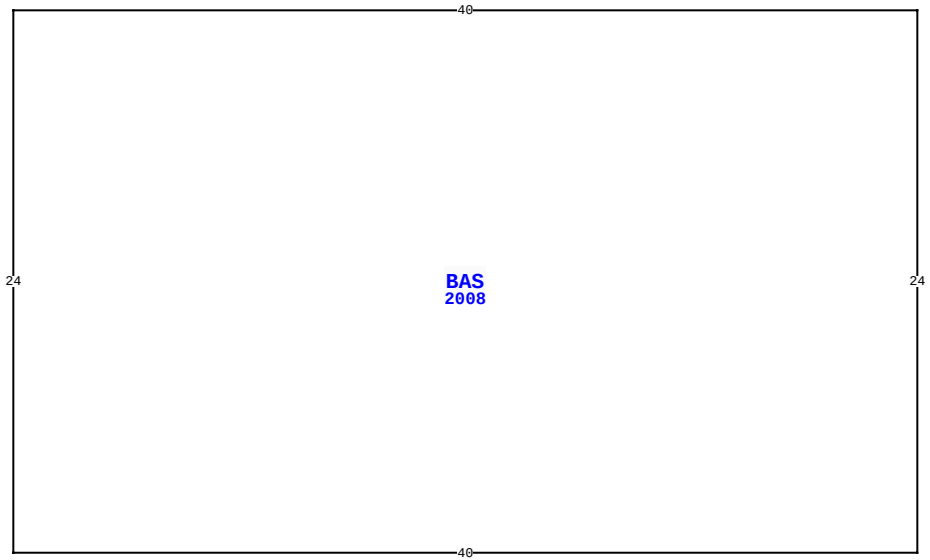
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2008	960	53,099
TOTALS	960			960	53,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	116.2000	98.77	94,819	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



45021 MARVIN ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	53,099
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	64,099
SOH/AGL Deduction	4,762
ASSESSED VALUE	59,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,337
TOTAL JUST VALUE	64,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH4907	CO ISSUED	0	02/23/2007
MH4907	MH MOVE-ON	0	02/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1568/0674	5/27/2008	WD	Q	I	01	100
GRANTOR: MELTON JAMES R LEE						
GRANTEE: MELTON PATRICIA ANN						
1559/0350	4/02/2008	WD	Q	I	01	100
GRANTOR: MELTON RAYMOND						
GRANTEE: MELTON PATRICIA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S24 E40 N24$.

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS