PT SW1/4 OF NW1/4 & PT NW1/4
OF SW1/4 OF SEC 3-2N-25E
IN OR 2237/1668

VANIER JASON PAUL & JOY M
56083 COULTER HILL LN
CALLAHAN, FL 32011

2026

03-2N-25-0000-0005-0140

BUILDING CHARACTERISTICS

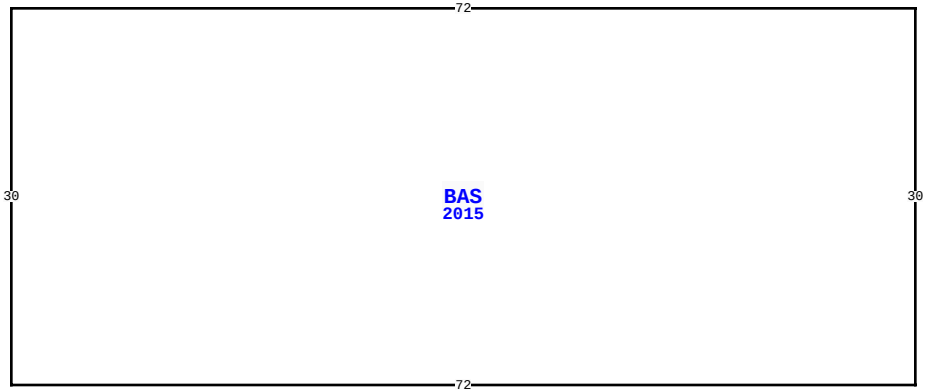
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2015	2,160	178,599
TOTALS	2,160			2,160	178,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	127.6000	114.84	248,054	2015	2015	0	0	0	28.00	72.00

1 M/H 94+ 100% - 2020 Heated Area: 2160 HX Base Yr 2020



56083 COULTER HILL LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		178,599
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		163,800
TOTAL MARKET VALUE		342,399
SOH/AGL Deduction		139,377
ASSESSED VALUE		203,022
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		146,611
TOTAL JUST VALUE		342,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155675	CO ISSUED	0	11/01/2015
MHU5675	MH MOVE-ON	0	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2237/1668	11/13/2018	WD	Q	I	01	216,000
GRANTOR: WRIGHT THOMAS D & JUL						
GRANTEE: VANIER JASON PAUL &						
1989/1170	6/29/2015	WD	Q	V	01	54,000
GRANTOR: MUSSLEWHITE NAN ET AL						
GRANTEE: WRIGHT THOMAS D & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W72 S30 E72 N30$.

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	100		OR	0.00	0.00	8.19	AC		1.00	1.00	1.00	20,000.00	20,000.00	163,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.19 Total Land Value: 163,800 Market: 0 Agricultural: 0 Common: 163,800 PRINTED 07/09/2026 BY SYS