N1/2 OF LOT 2
EAST GRAY GABLES SUB PB 2/50

CARROLL CLIFFORD W L/E/
540960 US HWY 1
CALLAHAN, FL 32011

2026

04-1N-25-2760-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

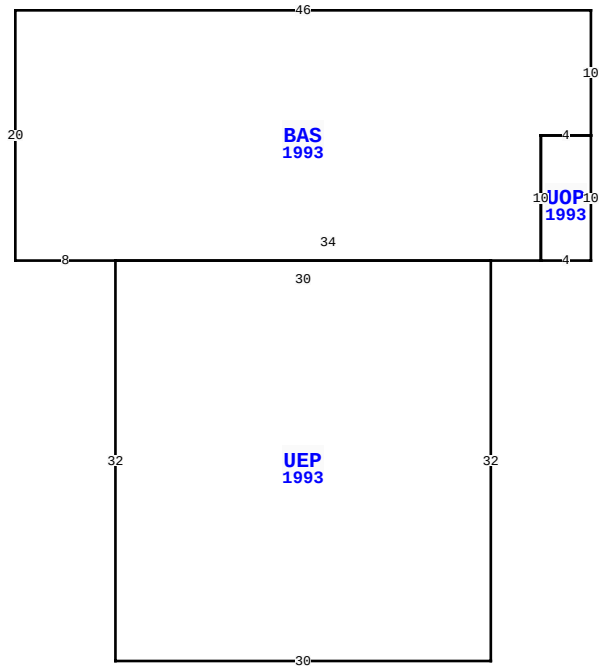
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	1993	880	20,420
UEP	960	70	1993	672	15,594
UOP	40	25	1993	10	232
TOTALS	1,880			1,562	36,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,562	91.0000	77.35	120,821	1965	1965	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 880 HX Base Yr



540960 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,246
TOTAL MARKET OB/XF VALUE		19,688
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		105,934
SOH/AGL Deduction		65,405
ASSESSED VALUE		40,529
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		10,529
TOTAL JUST VALUE		105,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6992	REPAIR/RRF	1,000	02/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/1437	2/15/2019	QC	U	I	11	100

GRANTOR: CARROLL CLIFFORD W
GRANTEE: CARROLL CLIFFORD W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S20 E8 UEP=[YR=1993] S32 E30 N32 W30$ E34
UOP=[YR=1993] E4 N10 W4 S10$ N10 E4 N10$.

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	40	29	1,160.00	SF	35.00	35.00	100	1975	1975	3	20	8,120	
2	0940	SHEDS/PORT	0	100	12	9	108.00	SF	30.00	30.00	100	1980	1980	3	20	648	
3	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2000	2000	3	26	10,920	

LAND DESCRIPTION

TOTAL OB/XF 19,688

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	0004	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS