LOT 34 & PT OF SEC 4-1N-25
IN OR 2571/111
GRAY GABLES SUB PB 0/52

SHEEHAN MICHAEL
44065 CUSHMAN RD
CALLAHAN, FL 32011

2026

04-1N-25-2780-0034-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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	0	0 100
Units		0 100
Quality	05	Quality Level 05

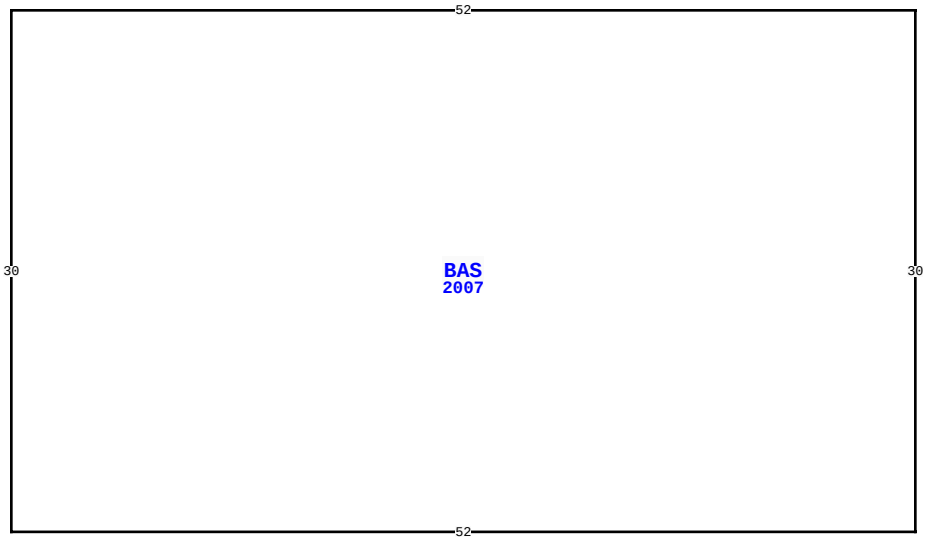
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2007	1,560	140,232
TOTALS	1,560			1,560	140,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	138.7200	124.85	194,766	2007	2015	0	0	0	28.00	72.00

2 M/H 94+ 100% - 2023 Heated Area: 1560 HX Base Yr 2023



44065 CUSHMAN RD, CALLAHAN

BLD DATE	05/22/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,232
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		143,850
TOTAL MARKET VALUE		284,082
SOH/AGL Deduction		60,139
ASSESSED VALUE		223,943
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,532
TOTAL JUST VALUE		284,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4872	MH MOVE-ON	0	12/22/2006
M12276	MECH OTHER	0	11/01/2006
P11757	OTHER	0	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/0111	6/14/2022	WD	Q	I	01	330,000
GRANTOR: BOSTON MEAGEN						
GRANTEE: SHEEHAN MICHAEL						
1877/0658	9/03/2013	SW	Q	I	02	51,300
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: BOSTON MEAGEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S30 E52 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	0007	OR	0.00	0.00	4.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	143,850							

REVIEW DATE 04/15/2026 BY TWA Total Acres: 4.11 Total Land Value: 143,850 Market: 0 Agricultural: 0 Common: 143,850 PRINTED 07/09/2026 BY SYS