LOT 45
GRAY GABLES SUB PB 0/52

PAGE COREY A
543022 US HWY 1
CALLAHAN, FL 32011

2026

04-1N-25-2780-0045-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

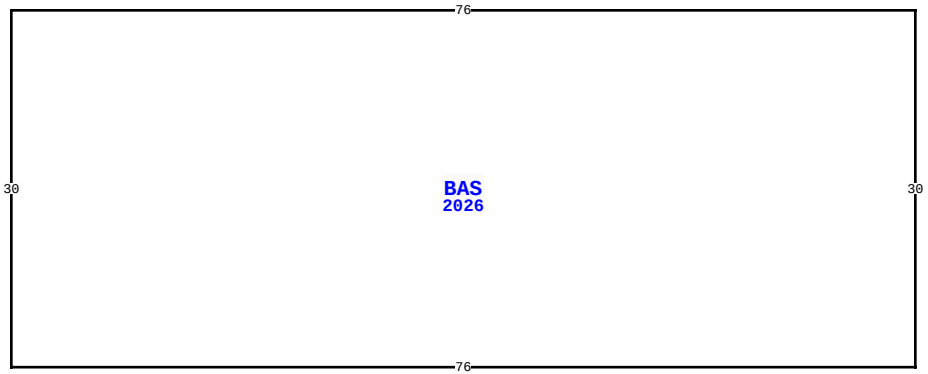
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	272,624
TOTALS	2,280			2,280	272,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	134.2000	120.78	275,378	2025	2025	0	0	0	1.00	99.00

2 M/H 94+ 0% - 2026 Heated Area: 2280 HX Base Yr



44044 MIRACLE LN, CALLAHAN

BLD DATE	09/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	272,624
TOTAL MARKET OB/XF VALUE	2,188
TOTAL LAND VALUE - MARKET	90,400
TOTAL MARKET VALUE	365,212
SOH/AGL Deduction	0
ASSESSED VALUE	365,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,212
TOTAL JUST VALUE	365,212
NCON VALUE	272,624
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250006671	30*76 3/2 SCOTBIL	0	06/20/2025
C4843	CO ISSUED	0	09/01/2006
E18047	ELEC OTHER	0	09/01/2006
MH4843	MH MOVE-ON	0	09/01/2006
M12070	MECH OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2774/41	3/12/2025	QC	U	I	11	100
GRANTOR: PAGE WILLIAM LAWRENCE						
GRANTEE: PAGE COREY A						
2774/40	3/12/2025	QC	U	I	11	100
GRANTOR: PAGE WILLIAM S & HEAT						
GRANTEE: PAGE COREY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S30 W76 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
2	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2006	2006	3	22	924	
4	0351	CARPORT MT	0	0	18	26	468.00	SF	10.00	10.00	100	2008	2008	3	27	1,264	

LAND DESCRIPTION

TOTAL OB/XF 2,188

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	0005	OR	0.00	0.00	2.26	AC		1.00	1.00	1.00	40,000.00	40,000.00	90,400							

REVIEW DATE 09/19/2025 BY TW Total Acres: 2.26 Total Land Value: 90,400 Market: 0 Agricultural: 0 Common: 90,400 PRINTED 07/09/2026 BY SYS