LOT 47 & PT OF ABND R/W
IN OR 1302/1582
RESOLUTION 2002-117

44075 CANAAN WAY TRUST/VISTA TRUST LLC TRUSTEE
11512 LAKE MEAD AVE, STE 606
JACKSONVILLE, FL 32256

2026

04-1N-25-2780-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

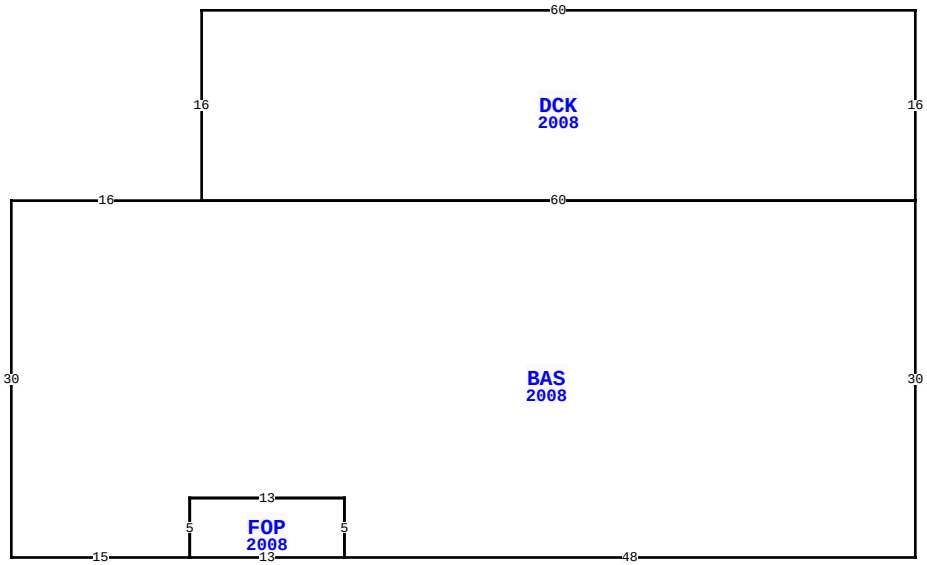
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2008	2,215	116,819
DCK	960	15	2008	144	7,595
FOP	65	30	2008	20	1,055
TOTALS	3,240			2,379	125,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,379	117.2000	105.48	250,937	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 0 Heated Area: 2215 HX Base Yr



44075 CANAAN WAY, CALLAHAN

BLD DATE		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	125,468
TOTAL MARKET OB/XF VALUE	6,466
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	225,534
SOH/AGL Deduction	13,589
ASSESSED VALUE	211,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,945
TOTAL JUST VALUE	225,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25363	XFOB	11,131	12/01/2011
MH4343	MH MOVE-ON	0	03/01/2004
P7761	NEW CONSTR	0	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2875/0726	6/15/2026	CT	U	I	18	110,100
GRANTOR: CLERK OF COURT						
GRANTEE: 44075 CANAAN WAY TR						
1302/1582	3/18/2005	PR	Q	I	01	100
GRANTOR: TURBEVILLE NATALIE R						
GRANTEE: TURBEVILLE NATALIE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W60 S16 BAS=[YR=2008] W16 S30 E15 FOP=[YR=2008] E13 N5 W13 S5$ N5 E13 S5 E48 N30 W60$ E60 N16 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00	30.00	100	2011	2011	3	40	3,456	

LAND DESCRIPTION

TOTAL OB/XF 6,466

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	0006	OR	0.00	0.00	2.34	AC		1.00	1.00	1.00	40,000.00	40,000.00	93,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.34 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS