LOT 48 & PT ABNDED R/W
IN OR 2124/245
RESOLUTION 2002-117

MINOR ROBERT WAYNE & LISA RASHELLE
44089 CANAAN WAY
CALLAHAN, FL 32011

2026

04-1N-25-2780-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

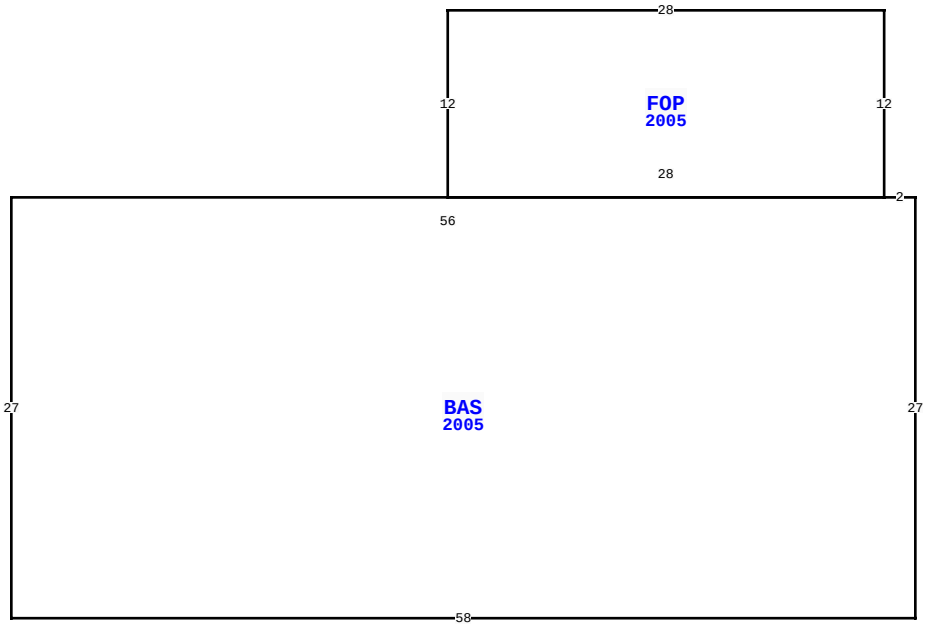
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2005	1,566	139,502
FOP	336	30	2005	101	8,997
TOTALS	1,902			1,667	148,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,667	159.6400	143.68	239,515	2005	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2019 Heated Area: 1566 HX Base Yr 2019



44089 CANAAN WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,499
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		93,200
TOTAL MARKET VALUE		241,699
SOH/AGL Deduction		88,171
ASSESSED VALUE		153,528
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,117
TOTAL JUST VALUE		241,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4601	MH MOVE-ON	0	05/01/2005
M9790	H/AC	0	05/01/2005
P9483	OTHER	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0245	5/26/2017	WD	Q	I	01	145,500
GRANTOR: HICKEN KRISTIN & MICH						
GRANTEE: MINOR ROBERT WAYNE						
1856/0021	5/07/2013	WD	Q	I	02	95,000
GRANTOR: HARTER JAMES & SHANNO						
GRANTEE: HICKEN KRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 FOP=[YR=2005] N12 W28 S12 E28$ W56 S27 E58 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	2.33	AC		1.00	1.00	1.00	40,000.00	40,000.00	93,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.33 Total Land Value: 93,200 Market: 0 Agricultural: 0 Common: 93,200 PRINTED 07/09/2026 BY SYS