PT SW1/4 OF SEC 4-2N-26E IN
OR 1574/1146 (EX R/W IN
OR 986/533)

DOUBERLY RODGER D/DOUBERLY TERESA D ET AL
451669 SR 200
CALLAHAN, FL 32011

2026

04-2N-26-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

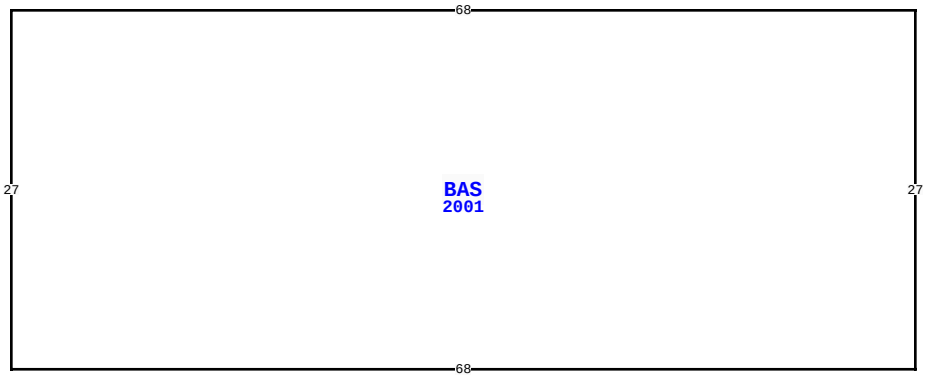
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2001	1,836	79,950
TOTALS	1,836			1,836	79,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	115.2000	103.68	190,356	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 0% - 0 Heated Area: 1836 HX Base Yr



451669 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	79,950
TOTAL MARKET OB/XF VALUE	74,196
TOTAL LAND VALUE - MARKET	121,100
TOTAL MARKET VALUE	275,246
SOH/AGL Deduction	86,027
ASSESSED VALUE	189,219
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,219
TOTAL JUST VALUE	275,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3493	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/1146	7/01/2008	QC	Q	I	01	100
GRANTOR: DOUBERLY EMMA LOU						
GRANTEE: DOUBERLY RODGER D E						
0461/0667	7/01/1985	FS	U	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W68 S27 E68 N27 $.

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	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2001	2001	3	20	320	
2	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
3	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	2003	2003	3	29	232	
4	0681	POLE SHED	0	0	80	40	3,200.00	SF	15.00	15.00	100	2021	2021	3	90	43,200	
5	0681	POLE SHED	0	0	78	28	2,184.00	SF	15.00	15.00	100	2021	2021	3	90	29,484	

LAND DESCRIPTION

TOTAL OB/XF 74,196

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	0004	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	121,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.46 Total Land Value: 121,100 Market: 0 Agricultural: 0 Common: 121,100 PRINTED 07/09/2026 BY SYS