LOT 1
IN OR 1337/446
F/K/A 06-1N-25-2920-0001-0032

ANDRA KARIN
44236 DALES PLACE
CALLAHAN, FL 32011

2026

06-1N-25-0973-0001-0000

BUILDING CHARACTERISTICS

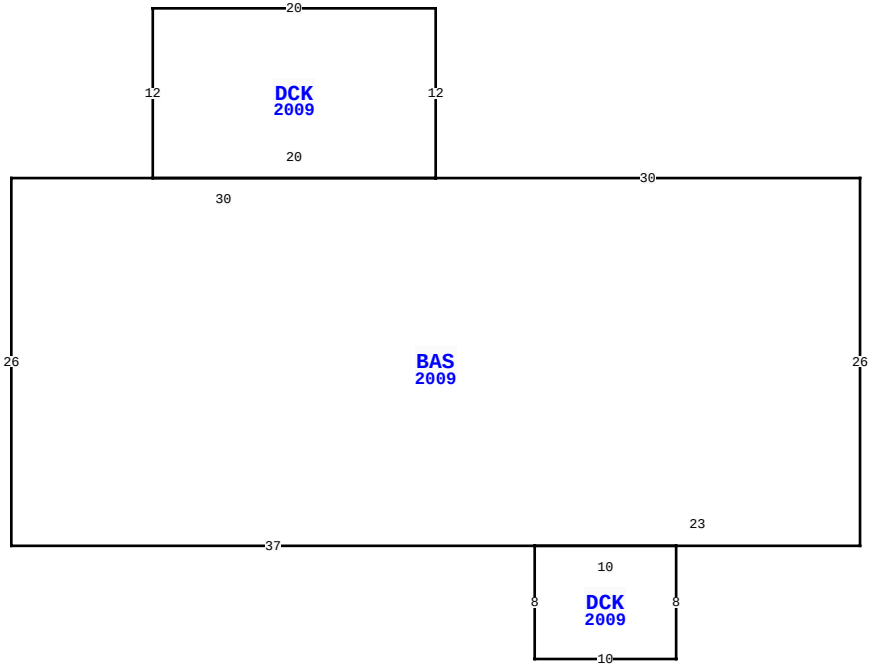
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2009	1,560	98,729
DCK	80	15	2009	12	760
DCK	240	15	2009	36	2,278
TOTALS	1,880			1,608	101,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,608	117.2000	105.48	169,612	2009	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2006 Heated Area: 1560 HX Base Yr 2006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

44236 DALES PL, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	101,767
TOTAL MARKET OB/XF VALUE	6,757
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	233,524
SOH/AGL Deduction	107,649
ASSESSED VALUE	125,875
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	74,464
TOTAL JUST VALUE	233,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095216	CO ISSUED	0	10/02/2009
P13923	OTHER	0	09/01/2009
E22070	ELEC OTHER	0	09/01/2009
M14753	MECH OTHER	0	08/01/2009
MH982143	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0446	7/29/2005	WD	Q	I		95,000
GRANTOR: TOWNSEND HENRY						
GRANTEE: ANDRA KARIN						
0884/0518	5/24/1999	WD	U	V	07	100
GRANTOR: PURVIS MARK & THERESA						
GRANTEE: TOWNSEND WILLIE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W30 DCK=[YR=2009] N12 W20 S12 E20$ W30 S26 E37
DCK=[YR=2009] S8 E10 N8 W10$ E23 N26$.

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	100	16	16	256.00	SF	10.00	10.00	100	1998	1998	3	20	512	
2	1242	WD DECK A	0	100	0	0	336.00	SF	10.00	10.00	100	2001	2001	3	20	672	
4	0200	BARN WD 0-	0	100	18	43	774.00	SF	20.00	20.00	100	2006	2006	3	36	5,573	

LAND DESCRIPTION

TOTAL OB/XF 6,757

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 03/13/2026 BY TW Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS