LOTS 164 & 165
IN OR 940/581
2002 HMMT DW/MH

LAUZURIQUE JUAN C & AYLEEN
44042 BAYBERRY CT
CALLAHAN, FL 32011

2026

06-1N-25-199S-0164-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

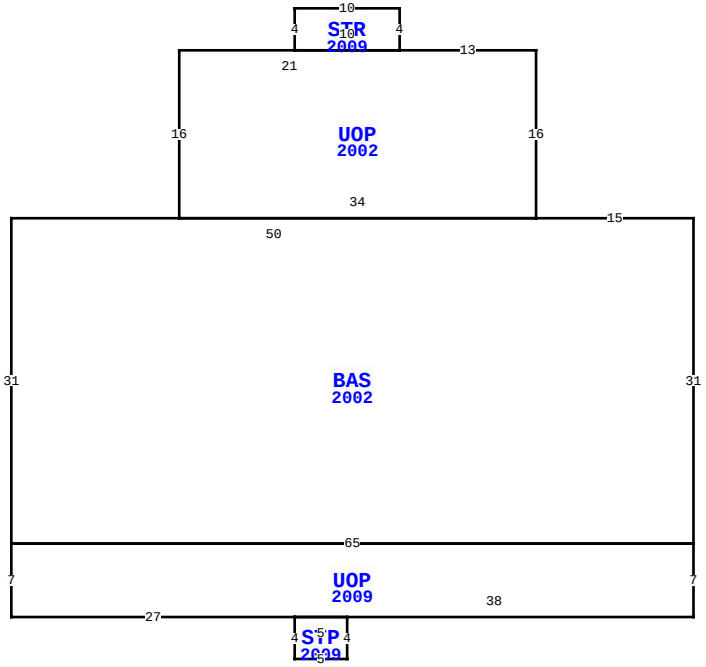
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2002	2,015	97,769
STP	20	10	2009	2	97
STR	40	10	2009	4	194
UOP	544	25	2002	136	6,599
UOP	455	25	2009	114	5,532
TOTALS	3,074			2,271	110,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,271	117.2000	105.48	239,545	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2003 Heated Area: 2015 HX Base Yr 2003



44042 BAYBERRY CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2026 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		110,191
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		213,131
SOH/AGL Deduction		125,727
ASSESSED VALUE		87,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,993
TOTAL JUST VALUE		213,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0940/0581	7/12/2000	WD	U	V	09	16,700

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: LAUZURIQUE JUAN & A

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

BUILDING DIMENSIONS

BAS=[YR=2002] W15 UOP=[YR=2002] N16 W13 STR=[YR=2009] N4 W10 S4 E10$ W21 S16 E34$ W50 S31 UOP=[YR=2009] S7 E27 STP=[YR=2009] S4 E5 N4 W5$ E38 N7 W65$ E65 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 03/13/2026 BY TWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS