IN OR 1921/334
1979 FIES DW/MH

CREWS NATASHA ANGEL GAIL
45001 HENRY LANE
CALLAHAN, FL 32011

2026

13-2N-24-0000-0002-0370

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

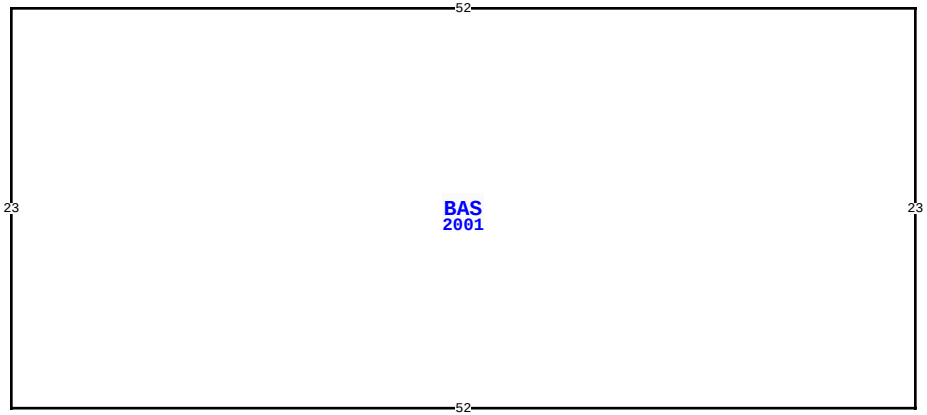
NEIGHBORHOOD/LOC: 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	2001	1,196	27,664
TOTALS	1,196			1,196	27,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	90.7000	77.10	92,212	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1196 HX Base Yr



45001 HENRY LN, CALLAHAN

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

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
3	0681	POLE SHED	0	0	38	10	380.00	SF	15.00	15.00	100	1990	1990	3	20	1,140	
4	0351	CARPORT MT	0	0	19	18	342.00	SF	10.00	10.00	100	1996	1996	3	20	684	
5	0751	UOP	0	0	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	26	520	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,664
TOTAL MARKET OB/XF VALUE	2,344
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	70,008
SOH/AGL Deduction	3,387
ASSESSED VALUE	66,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,621
TOTAL JUST VALUE	70,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013406	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0334	5/22/2014	LE	U	I	11	100
GRANTOR: CREWS RICHARD CHARLES						
GRANTEE: CREWS NATASHA ANGEL						
0968/0600	1/26/2001	WD	Q	I	01	100
GRANTOR: CREWS RICHARD C & TER						
GRANTEE: CREWS RICHARD & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S23 E52 N23 $.

LAND DESCRIPTION

TOTAL OB/XF 2,344

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS