LOTS 379,380,398.5,399 & ABND
R/W LYING ADJACENT THERETO
BY RES 1989-13 IN OR 550/340

SCARBROUGH CHARLES JR/RAU MARCUS D SR & DEBRA A
34135 BLUEBIRD PLACE
CALLAHAN, FL 32011

2026

14-1N-24-2180-0379-0000

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 90
Interior Floo	08	SHT VINYL 10
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

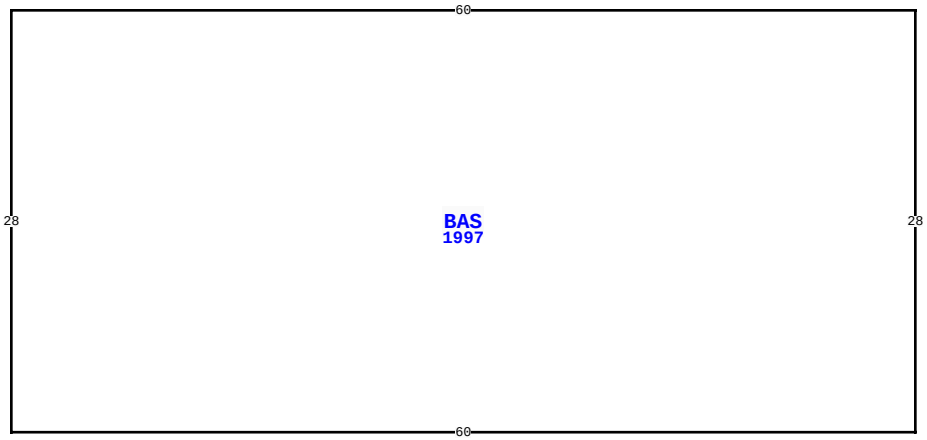
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1997	1,680	52,950
TOTALS	1,680			1,680	52,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	123.6000	105.06	176,501	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 50% - 1998 Heated Area: 1680 HX Base Yr 1998



34135 BLUEBIRD PLACE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,950
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		18,800
TOTAL MARKET VALUE		73,622
SOH/AGL Deduction		34,111
ASSESSED VALUE		39,511
TOTAL EXEMPTION VALUE	HA HAB	13,046
BASE TAXABLE VALUE		26,465
TOTAL JUST VALUE		73,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7588	MH MOVE-ON	12,000	12/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0762/0519	6/06/1996	WD	Q	I	06	100
GRANTOR: ARMSTRONG RICKEY H						
GRANTEE: RAU MARCUS SR & DEB						
0550/0340	8/16/1988	QC	Q	V		2,000
GRANTOR: RAU MARCUS D SR & DEB						
GRANTEE: SCARBROUGH CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S28 E60 N28 $.

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	0752	USP	0	50	24	10	240.00	SF	15.00	15.00	100	2010	2010	3	52	1,872	

LAND DESCRIPTION

TOTAL OB/XF 1,872

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	50	0007	OR	0.00	0.00	0.47	AC		1.00	1.00	1.00	40,000.00	40,000.00	18,800							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 0.47 Total Land Value: 18,800 Market: 0 Agricultural: 0 Common: 18,800 PRINTED 07/09/2026 BY SYS