LOT 3
IN OR 1336/1906
1982 CEDA DW/MH

DAIGLE EDWARD L
541397 LEM TURNER ROAD
CALLAHAN, FL 32011

2026

16-1N-25-0740-0003-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

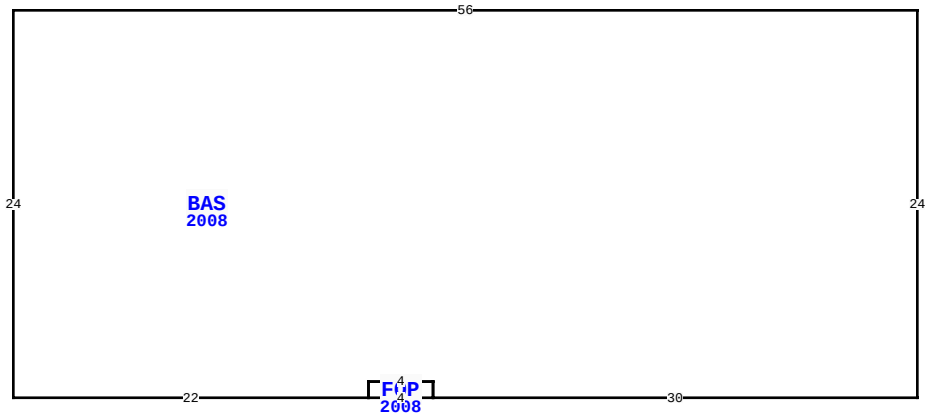
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2008	1,340	40,047
FOP	4	30	2008	1	30
TOTALS	1,344			1,341	40,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,341	117.2000	99.62	133,590	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1340 HX Base Yr



44198 HENDRICKS TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,077
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	90,077
SOH/AGL Deduction	37,192
ASSESSED VALUE	52,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,885
TOTAL JUST VALUE	90,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12113	MECH OTHER	0	10/01/2006
P11622	OTHER	0	10/01/2006
C4848	CO ISSUED	0	08/01/2006
MH4848	MH MOVE-ON	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1336/1906	7/28/2005	WD	Q	V		35,000
GRANTOR: SCHNIRMAN REBECCA K H						
GRANTEE: DAIGLE EDWARD L						
0839/0694	6/29/1998	WD	Q	V	01	100
GRANTOR: HENDRICKS MARILYN D						
GRANTEE: SCHNIRMAN REBECCA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S24 E22 FOP=[YR=2008] E4 N1 W4 S1$ N1 E4 S1 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/26/2024 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS