PT BLOCK 2 LOT 7
IN OR 2811/135
ESMT IN OR 1526/903

DRIGGER JOEY & MELISSA
53347 CLEARLAKE DR
CALLAHAN, FL 32011

2026

16-1N-25-2912-0002-0070

BUILDING CHARACTERISTICS

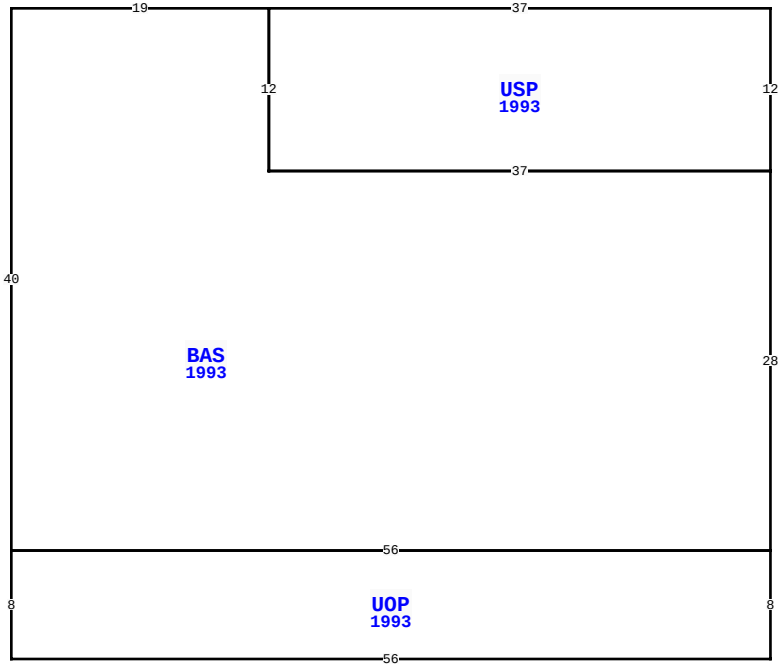
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,796	100	1993	1,796	53,217
UOP	448	25	1993	112	3,319
USP	444	50	1993	222	6,578
TOTALS	2,688			2,130	63,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,130	116.2000	98.77	210,380	1982	1982	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1796 HX Base Yr



44191 MAPLEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 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	63,114
TOTAL MARKET OB/XF VALUE	2,615
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	90,729
SOH/AGL Deduction	0
ASSESSED VALUE	90,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,729
TOTAL JUST VALUE	90,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260003551	DEMO DWMH MACHINE	1,500	04/02/2026
MH971101	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/135	8/25/2025	SW	U	I	11	0
GRANTOR: DRIGGERS SANDRA STILE						
GRANTEE: DRIGGER JOEY & MELI						
2761/355	7/07/2015	QC	U	I	11	100
GRANTOR: KIRSKEY MARGIE S						
GRANTEE: DRIGGERS SANDRA STI						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W37 BAS=[YR=1993] W19 S40 UOP=[YR=1993] S8 E56 N8 W56$ E56 N28 W37 N12$ S12 E37 N12$.

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
4	0681	POLE SHED	0	0	27	16	432.00	SF	15.00	15.00	100	2000	2000	3	26	1,685	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	46.5	930	

LAND DESCRIPTION

TOTAL OB/XF 2,615

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/11/2026 BY TW Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/09/2026 BY SYS