PT OF NE1/4 IN OR 2307/854
ESMT IN OR 2326/950 &
OR 2326/952

COLLINS ROBERT S & MISTY ELIZABETH FAITH/COLLINS C
45002 LAUREL LANE
CALLAHAN, FL 32011

2026

17-2N-25-0000-0003-0230

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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

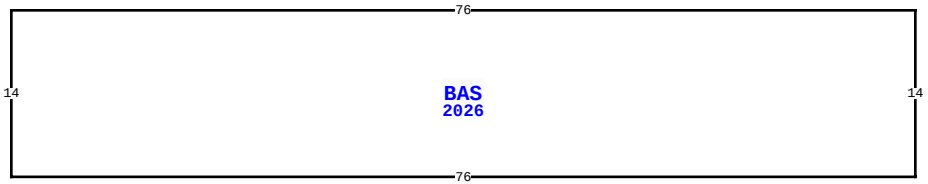
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2026	1,064	104,019
TOTALS	1,064			1,064	104,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	116.8000	105.12	111,848	2020	2020	0	0	0	7.00	93.00

1 M/H 94+ 0% - 2025 Heated Area: 1064 HX Base Yr



LAUREL LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	104,019
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	191,019
SOH/AGL Deduction	14,198
ASSESSED VALUE	176,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,821
TOTAL JUST VALUE	191,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000619	CO ISSUED	0	01/22/2020
16011866	MH MOVE-ON	0	11/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/0854	8/22/2019	WD	U	I	11	100
GRANTOR: COLLINS ANGELA						
GRANTEE: COLLINS ROBERT S &						
2289/1578	7/13/2019	QC	U	V	11	100
GRANTOR: COLLINS ANGELA						
GRANTEE: COLLINS ROBERT SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S14 W76 N14 $
.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS