IN OR 1138/747
2002 CHNC DW/MH

HUDSON SHILA
543591 US HIGHWAY 1
CALLAHAN, FL 32011

2026

17-2N-25-0000-0005-0070

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	11	CLAY TILE 20
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

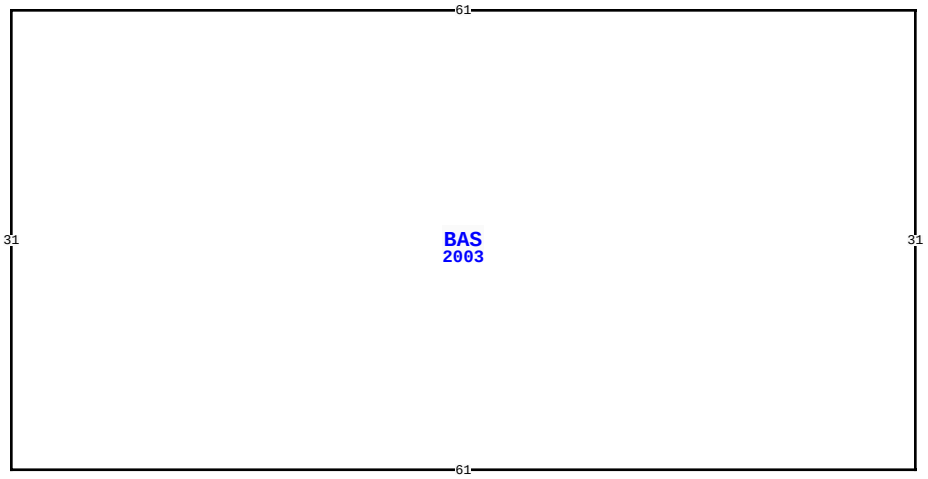
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2003	1,891	105,490
TOTALS	1,891			1,891	105,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,891	119.2000	107.28	202,866	2002	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2004 Heated Area: 1891 HX Base Yr 2004



543591 US HWY 1, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,490
TOTAL MARKET OB/XF VALUE		13,260
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		243,750
SOH/AGL Deduction		134,025
ASSESSED VALUE		109,725
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,314
TOTAL JUST VALUE		243,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4020	MH MOVE-ON	0	12/01/2002
P6315	NEW CONSTR	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1138/0747	5/19/2003	WD	U	I	13	50,000

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: HUDSON SHILA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W61 S31 E61 N31$.

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	100	25	8	200.00	SF	15.00	15.00	100	2003	2003	3	29	870	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2016	2016	3	75	9,450	

LAND DESCRIPTION

TOTAL OB/XF 13,260

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	100	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS