PT LOT 9 IN OR 2541/586
ELIZA JONES ESTATE OR 148/454
ESMT IN OR 2592-314

JERGENS JAMES ANDREW
45068 KEY LANE
CALLAHAN, FL 32011

2026

17-2N-25-0000-0011-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Kitch	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

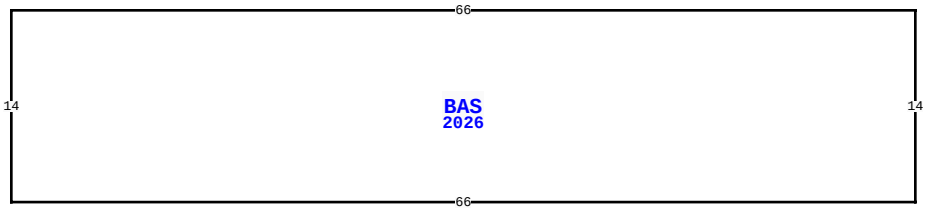
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2026	924	25,447
TOTALS	924			924	25,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	102.0000	91.80	84,823	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2026 Heated Area: 924 HX Base Yr 2026



45068 KEY 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		25,447
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,200
TOTAL MARKET VALUE		85,647
SOH/AGL Deduction		0
ASSESSED VALUE		85,647
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		29,236
TOTAL JUST VALUE		85,647
NCON VALUE		25,447
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,600

MISC CRPT & STRG CONTAINER = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250008104			07/23/2025
MH250001626	14*66 2/2 1994 FL	0	02/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0586	2/23/2022	WD	Q	V	02	35,000
GRANTOR: KREBS KURT D & SHARON						
GRANTEE: JERGENS JAMES ANDRE						
2315/0371	10/24/2019	SW	Q	I	01	24,900
GRANTOR: ZAHN EDWARD R						
GRANTEE: KREBS KURT D & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E66 S14 W66 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

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	100		OR	0.00	0.00	3.44	AC		1.00	1.00	0.50	35,000.00	17,500.00	60,200							

REVIEW DATE 10/08/2025 BY TW Total Acres: 3.44 Total Land Value: 60,200 Market: 0 Agricultural: 0 Common: 60,200 PRINTED 07/09/2026 BY SYS