IN OR 2728/184

BUSBEE CRAIG E
45139 ARLINE RD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0034-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03

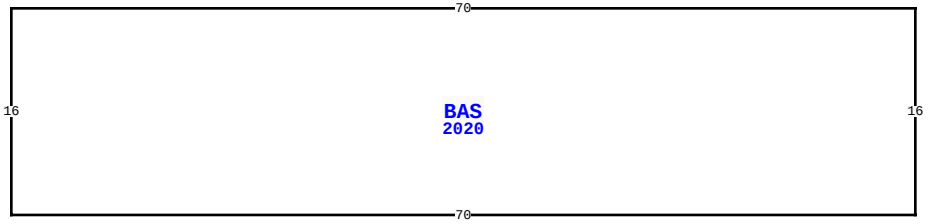
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2020	1,120	25,704
TOTALS	1,120			1,120	25,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,120	90.0000	76.50	85,680	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 100% - 2025 Heated Area: 1120 HX Base Yr 2025



45139 ARLINE RD, 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		25,704
TOTAL MARKET OB/XF VALUE		307
TOTAL LAND VALUE - MARKET		62,000
TOTAL MARKET VALUE		88,011
SOH/AGL Deduction		5,544
ASSESSED VALUE		82,467
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,056
TOTAL JUST VALUE		88,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,299

MISC SHED & POLE SHED NO VALUE

SW/MH (16X72) ON PARCEL WITH NO DECALS KJ

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2728/184	7/18/2024	QC	U	I	11	100
GRANTOR: HARE-BEY LOIS WHITE						
GRANTEE: BUSBEE CRAIG E						
0996/0993	7/09/2001	QC	Q	I	01	100
GRANTOR: WHITE LILLIE MAE						
GRANTEE: HARE-BEY LOIS WHITE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W70 S16 E70 N16$.

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	1243	WD DECK F	0	100	16	12	192.00	SF	8.00	8.00	100	1990	1990	3	20	307	

LAND DESCRIPTION

TOTAL OB/XF 307

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	0006	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	50,000.00	50,000.00	62,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.24 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS