PT OF E1/2 OF NW1/4 OF SE1/4

LAMBERT LILLIAN E &/COOPER GWENETTE W BAILEY
45005 COLSON RD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0091-0000

BUILDING CHARACTERISTICS

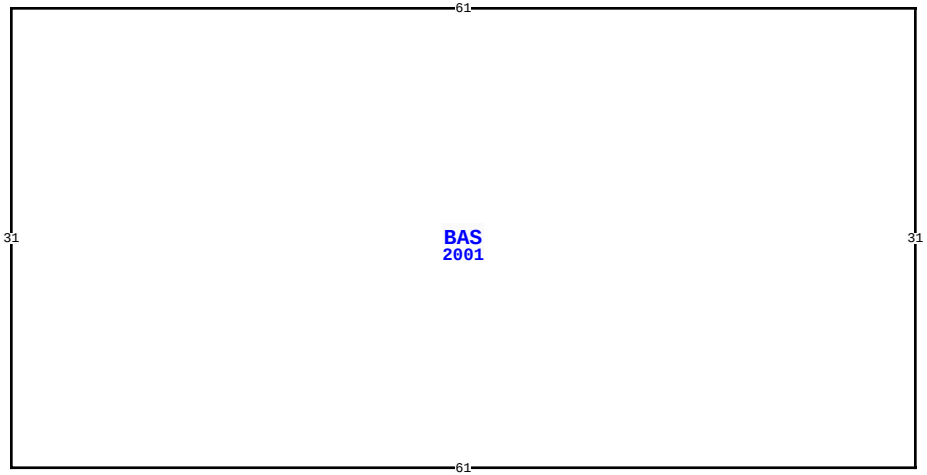
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,891	100	2001	1,891	92,258
TOTALS	1,891			1,891	92,258

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	135.5200	121.97	230,645	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 50% - 2005 Heated Area: 1891 HX Base Yr 2005



45005 COLSON RD, 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		92,258
TOTAL MARKET OB/XF VALUE		1,120
TOTAL LAND VALUE - MARKET		130,200
TOTAL MARKET VALUE		223,578
SOH/AGL Deduction		91,612
ASSESSED VALUE		131,966
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		106,966
TOTAL JUST VALUE		223,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,832

MISC STRG SHEDS = NV :KW 11/23

DW/MH ID: FLHML2B141619699(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992659	MH MOVE-ON	0	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2851/1180	3/04/2026	QC	U	I	11	100
GRANTOR: LAMBERT LILLIAN E						
GRANTEE: LAMBERT LILLIAN E						
0894/1497	8/10/1999	QC	Q	V	01	100
GRANTOR: LAMBERT LILLIAN E						
GRANTEE: LAMBERT LILLIAN & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] 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
2	1242	WD DECK A	0	50	8	20	160.00	SF	10.00	10.00	100	2017	2017	3	70	1,120	

LAND DESCRIPTION

TOTAL OB/XF 1,120

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	50	0006	RM	0.00	0.00	4.96	AC		1.00	1.00	0.75	35,000.00	26,250.00	130,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.96 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200 PRINTED 07/09/2026 BY SYS