PT OF E1/2 OF NW1/4 OF SE1/4
IN OR 2136/1707
2009/DEST/DW/MH

FOREHAND JOHN D & JENNIFFER A
45250 WHITFIELD RD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0091-0020

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

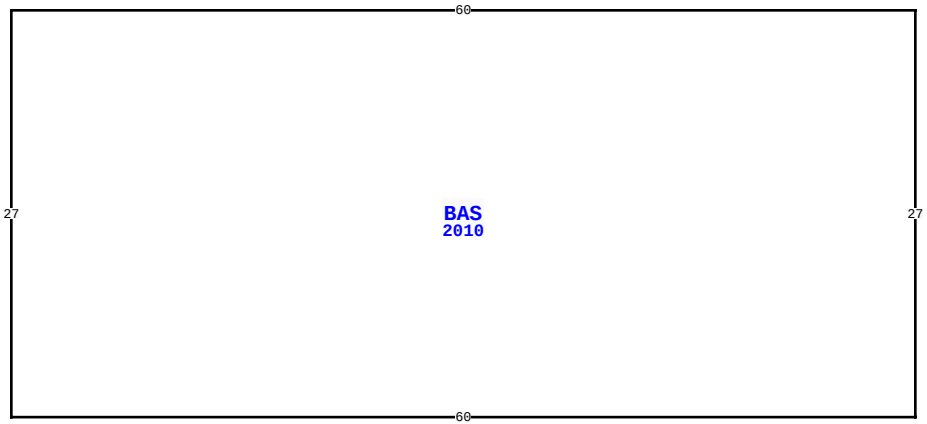
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2010	1,620	118,166
TOTALS	1,620			1,620	118,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.0800	121.57	196,943	2009	2009	0	0	0	40.00	60.00

1 M/H 94+ 100% - 2020 Heated Area: 1620 HX Base Yr 2020



45250 WHITFIELD RD, 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		118,166
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		132,750
TOTAL MARKET VALUE		252,736
SOH/AGL Deduction		103,080
ASSESSED VALUE		149,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,245
TOTAL JUST VALUE		252,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,710

MISC REAR WD DECK/ STRG SHEDS = NVL KW 11/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5263	CO ISSUED	0	05/03/2010
P14223	OTHER	0	04/01/2010
MH5263	MH MOVE-ON	0	04/01/2010
E22533	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/1707	7/31/2017	QC	U	I	11	11,000
GRANTOR: FOREHAND JOHN D & SHE						
GRANTEE: FOREHAND JOHN D & J						
1634/1653	8/13/2009	WD	Q	V	01	71,500
GRANTOR: STRANGE JOSEPH A & FR						
GRANTEE: FOREHAND JOHN D & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	0005	OR	0.00	0.00	5.31	AC		1.00	1.00	1.00	25,000.00	25,000.00	132,750							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.31 Total Land Value: 132,750 Market: 0 Agricultural: 0 Common: 132,750 PRINTED 07/09/2026 BY SYS