IN OR 2713/1980
ESMT IN OR 2751-34

LOUIDORT ROSE
45063 WHITFIELD RD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0120-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

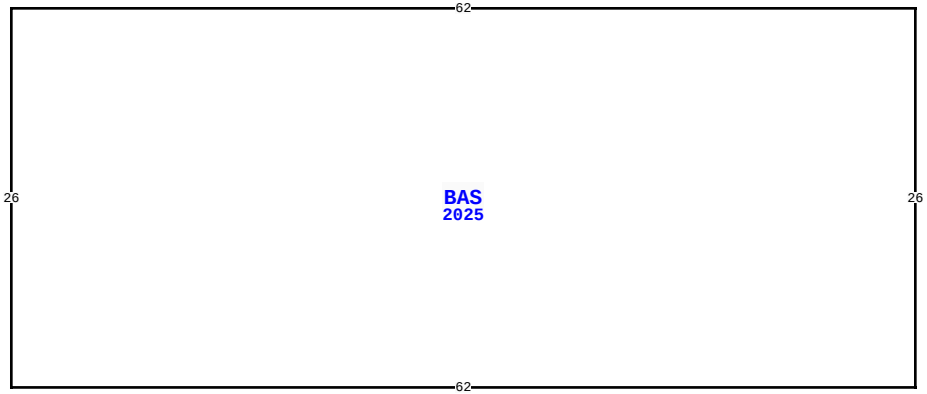
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2025	1,612	184,212
TOTALS	1,612			1,612	184,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,612	128.2600	115.43	186,073	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2025 Heated Area: 1612 HX Base Yr 2025



45063 WHITFIELD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	184,212
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	234,212
SOH/AGL Deduction	0
ASSESSED VALUE	234,212
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	182,801
TOTAL JUST VALUE	234,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240011277	NEW MANUFACTURED	0	10/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1980	5/16/2024	WD	Q	V	03	47,000
GRANTOR: MELTON OLIVIA L						
GRANTEE: LOUIDORT ROSE						
2542/1997	2/28/2022	QC	U	V	11	100
GRANTOR: FLOYD LOLA M						
GRANTEE: MELTON OLIVIA L & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E62 S26 W62 N26 $
.

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/03/2024 BY TW Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS