IN OR 696/1294
94 S/W SKYLARK

STEPHENS KAREN D JONES
P O BOX 1854
CALLAHAN, FL 32011-1854

2026

19-2N-25-0000-0149-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

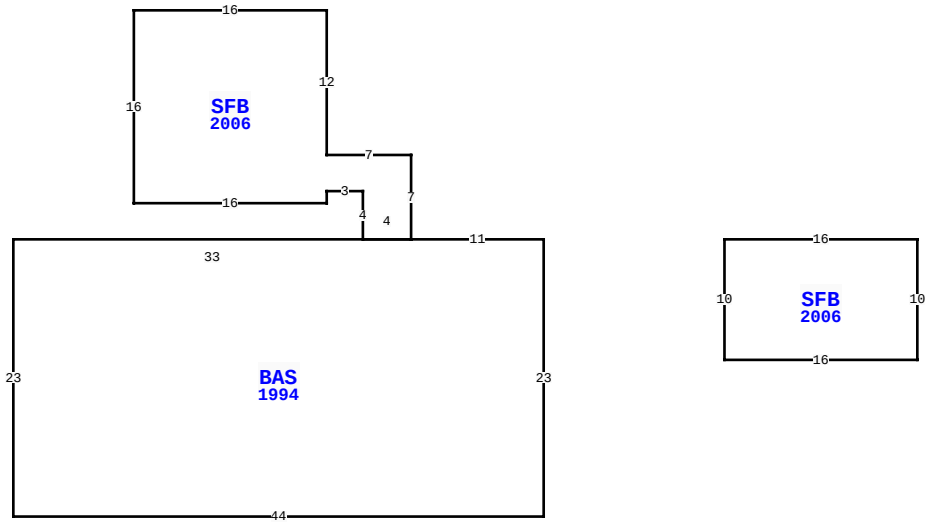
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,012	100	1994	1,012	32,024
SFB	160	80	2006	128	4,050
SFB	293	80	2006	234	7,405
TOTALS	1,465			1,374	43,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,374	117.2000	105.48	144,930	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1374 HX Base Yr 1994



45021 MADISON 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		43,479
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		53,479
SOH/AGL Deduction		9,875
ASSESSED VALUE		43,604
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,604
TOTAL JUST VALUE		53,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18325	XFOB	8,700	10/31/2006
B18325	GARAGE	0	08/07/2006
E17972	ELEC OTHER	125	08/01/2006
R09588	REPAIR/RRF	300	08/01/2006
MH94440	MH MOVE-ON	28,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0696/1294	1/20/1994	QC	Q	I	01	100
GRANTOR: JONES DELORIS N						
GRANTEE: JONES KAREN D						
0265/0309	5/18/1978	WD	U	V		700
GRANTOR: CRANDALL SARAH						
GRANTEE: JONES DELORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 SFB=[YR=2006] N7 W7 N12 W16 S16 E16 N1 E3 S4 E4$ W33 S23 E44 N23$ PTR=E15 SFB=[YR=2006] E16 S10 W16 N10$ W15$.

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	0007	RM	60.00	90.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/09/2026 BY SYS