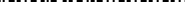


HAAG VENEISHA
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

30 VINYL 100

03 GABLE/HIP 100

03 COMP SHNGL 100

04 PLYWOOD 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

06 DIST 1D 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

04 Quality Level 04

0200 MOBILE HOME

MKT AREA08

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

DCK

FOP

1,512

64

160

100

15

30

2006

2024

2024

1,512

10

48

49,706

329

1,578

TOTALS

1,736

1,570

51,612

EXTRA FEATURES

L N

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/22/2024

BY

KWX

Total Acres:

2.02

Total Land Value:

80,800

Market:

0

Agricultural:

0

Common:

80,800

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,570

128.9200

109.58

172,041

1988

1988

0

0

0 70.00

30.00

Heated Area:

1512

HX Base Yr

27

27

28.1

15.11

12

10

16

DCK

2024

BAS

2006

FOP

2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

51,612

0

80,800

132,412

39,635

92,777

0

92,777

132,412

0

142,444

1/2024KW: MISC STRG = NV

1988 MEAD

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1660/0734

1/20/2010

WD Q

I

01

80,000

GRANTOR: BURNS ANDREW L & TAMM

GRANTEE: HAAG DOMINIQUE & VE

0592/0821

3/13/1990

WD Q

I

16,000

GRANTOR: GORE JOHNNY B & CH

GRANTEE: BURNS ANDREW & TAMM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-,-,7] W20 W8 W28 S27 E28.1 E15.11 E12 N27 \$

FOP=[YR=2024;ORIG=-32,20] E16 S10 W16 N10 \$

DCK=[YR=2024;ORIG=-32,-7] E8 N8 W8 S8 \$

.