

PT OF SW1/4 OF NW1/4
IN OR 2652/627
ESMT IN OR 723/1523

KAZMIERCZAK RHIANNON/MCDONALD DAKOTA AUSTIN
43200 SMITTY RD
CALLAHAN, FL 32011

2026

20-1N-25-0000-0006-0030



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	13	LVT/LAMNT 100
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	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1995	1,456	172,659
TOTALS	1,456			1,456	172,659

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.24

REVIEW DATE 06/03/2024 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,456	146.4000	131.76	191,843	1999	2019	0	0	10.00	90.00
1 M/H 94+		100% - 2024		Heated Area: 1456				HX Base Yr 2024			
28 52 28 52 BAS 1995											

TOTAL OB/XF											
2,800											

TOTAL OB/XF											
2,800											

Total Acres: 1.24 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		172,659	
TOTAL MARKET OB/XF VALUE		2,800	
TOTAL LAND VALUE - MARKET		62,000	
TOTAL MARKET VALUE		237,459	
SOH/AGL Deduction		28,025	
ASSESSED VALUE		209,434	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		158,023	
TOTAL JUST VALUE		237,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/627	6/30/2023	WD	Q	I	01	235,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: KAZMIERCZAK RHIANNO						
2622/1872	2/16/2023	WD	U	I	37	110,000
GRANTOR: SIERRA DEBORAH SMITH						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1995] W52 S28 E52 N28\$.									

OTHER ADJUSTMENTS AND NOTES									