IN OR 2689/241

ADAMS HERBERT M/ADAMS JAMES M
543027 US HWY 1
CALLAHAN, FL 32011

2026

20-2N-25-0000-0006-0050

BUILDING CHARACTERISTICS

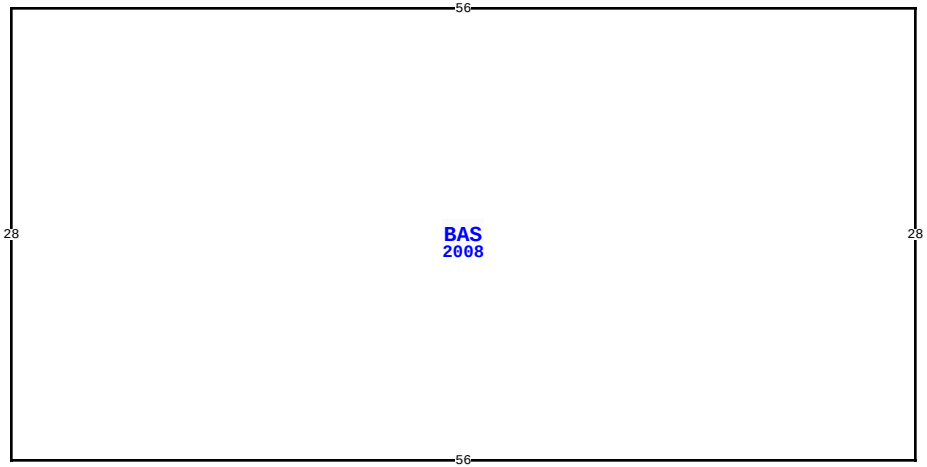
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2008	1,568	47,021
TOTALS	1,568			1,568	47,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	117.6000	99.96	156,737	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1568 HX Base Yr



543027 US HWY 1, CALLAHAN

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

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	19.50	19.50	100	1995	1995	3	20	312	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	24	192	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	24	192	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	47,021
TOTAL MARKET OB/XF VALUE	1,976
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	153,997
SOH/AGL Deduction	0
ASSESSED VALUE	153,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,997
TOTAL JUST VALUE	153,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514231	ELEC OTHER	1,000	02/01/2005
P08980	OTHER	0	02/01/2005
C4507	CO ISSUED	0	01/01/2005
MH4507	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/241	12/04/2023	QC	U	I	11	100
GRANTOR: ADAMS JEAN						
GRANTEE: ADAMS HERBERT M						
1581/0779	8/18/2008	QC	Q	I	06	100
GRANTOR: PARKS DAVID W & BONNI						
GRANTEE: ADAMS JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S28 E56 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,976

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	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS