BLOCK 3 PT OF LOT 10
IN OR 2108/724
2001 MERI-DW

FRALICK JIMMY E JR & WENDY C
43375 ELLIS AVE
CALLAHAN, FL 32011

2026

24-1N-24-0750-0003-0105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

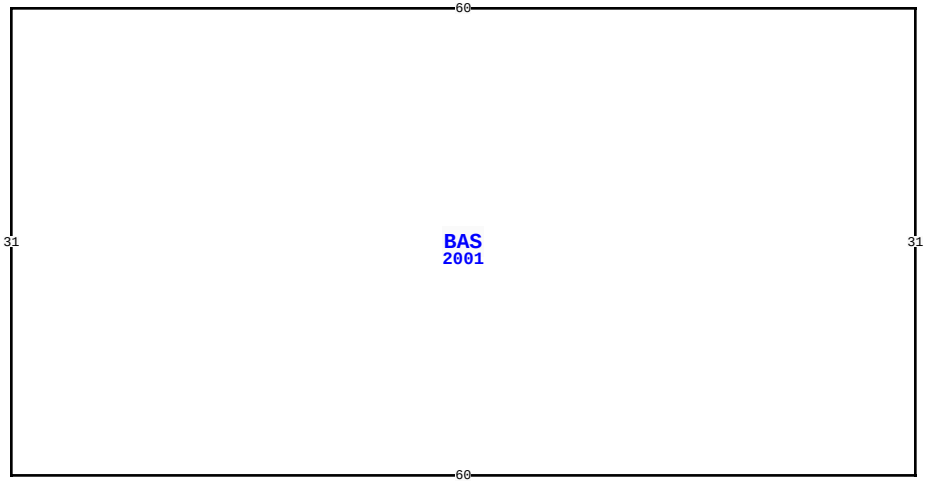
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2001	1,860	103,945
TOTALS	1,860			1,860	103,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	141.1200	127.01	236,239	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2018 Heated Area: 1860 HX Base Yr 2018



43375 ELLIS AVE, CALLAHAN

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/08/2026 MLU
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2005	2005	3	21	252	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		103,945
TOTAL MARKET OB/XF VALUE		3,157
TOTAL LAND VALUE - MARKET		153,300
TOTAL MARKET VALUE		260,402
SOH/AGL Deduction		118,052
ASSESSED VALUE		142,350
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		85,939
TOTAL JUST VALUE		260,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2108/0724	7/07/2015	SW	U	I	11	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FRALICK JIMMY E JR						
1991/0336	7/07/2015	SW	U	I	12	94,900
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FRALICK JIMMY E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S31 E60 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,157

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	OR	0.00	0.00	7.30	AC		1.00	1.00	1.00	21,000.00	21,000.00	153,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.30 Total Land Value: 153,300 Market: 0 Agricultural: 0 Common: 153,300 PRINTED 07/09/2026 BY SYS