BLOCK 4 PT OF LOT 7
IN OR 2018/127
SEC 19-1N-25

MORRIS MICHAEL L
43196 MORRIS DR
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0074

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 70
Interior Floo	08	SHT VINYL 30
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

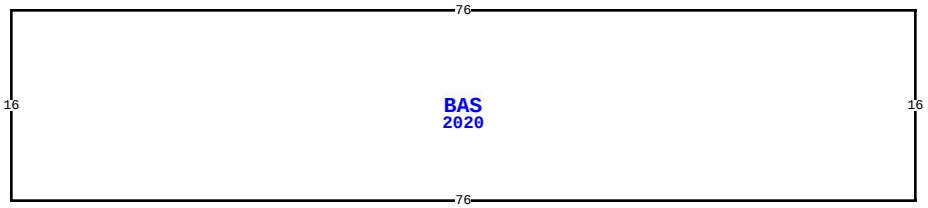
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2020	1,216	118,878
TOTALS	1,216			1,216	118,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	105.12	127,826	2020	2020	0	0	0	7.00	93.00

3 M/H 94+ 100% - 2016 Heated Area: 1216 HX Base Yr 2016



43196 MORRIS DR, CALLAHAN

BLD DATE	10/10/2013 KK	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		118,878
TOTAL MARKET OB/XF VALUE		8,262
TOTAL LAND VALUE - MARKET		92,500
TOTAL MARKET VALUE		219,640
SOH/AGL Deduction		81,885
ASSESSED VALUE		137,755
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,344
TOTAL JUST VALUE		219,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003527	CO ISSUED	0	04/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2018/0127	11/03/2015	WD	U	I	11	100
GRANTOR: MORRIS LAMAR D & HARR						
GRANTEE: MORRIS MICHAEL L						
2013/1914	11/03/2015	WD	P	I	98	37,500
GRANTOR: MORRIS LAMAR D & HARR						
GRANTEE: MORRIS MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W76 S16 E76 N16$.

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	0510	GARAGE WD-	0	100	16	22	352.00	SF	35.00	35.00	100	1986	1986	3	20	2,464	
2	0681	POLE SHED	0	100	16	16	320.00	SF	15.00	15.00	100	1996	1996	3	20	960	
4	0681	POLE SHED	0	100	24	16	384.00	SF	15.00	15.00	100	2019	2019	3	84	4,838	

LAND DESCRIPTION

TOTAL OB/XF 8,262

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	0005	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	50,000.00	50,000.00	92,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.85 Total Land Value: 92,500 Market: 0 Agricultural: 0 Common: 92,500 PRINTED 07/09/2026 BY SYS