BLOCK 4 PT LOT 12 (A/K/A 12A)
IN OR 2482/1490
PT IN SECS 19-1N-25 & 30-1N-25

LYONS GHASSAN & JUDITH TRUST/LYONS GHASSAN S TRUST
43001 LIONS DEN TRAIL
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0121

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	08	SHT VINYL 100
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	04	Quality Level 04

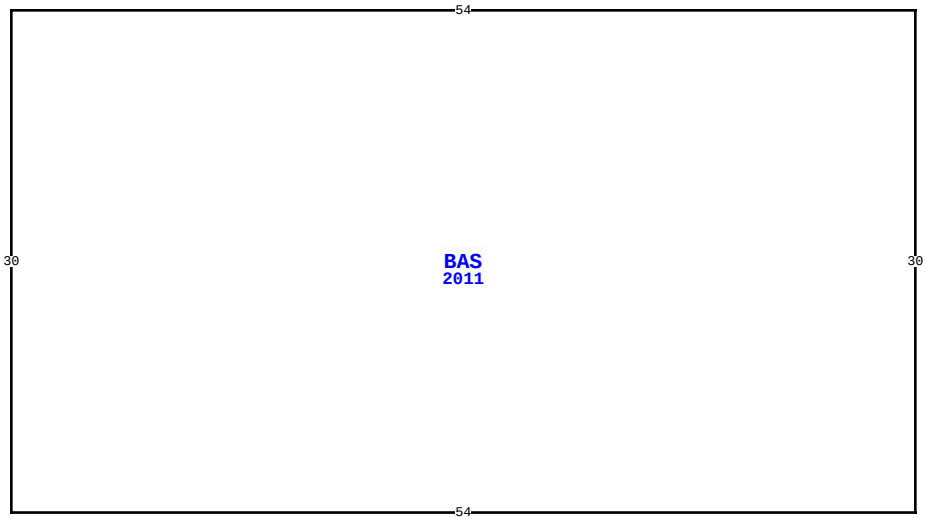
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2011	1,620	117,013
TOTALS	1,620			1,620	117,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	125.4000	112.86	182,833	2011	2011	0	0	0	36.00	64.00

2 M/H 94+ 100% - 0 Heated Area: 1620 HX Base Yr 2011



43001 LIONS DEN TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,013
TOTAL MARKET OB/XF VALUE		9,084
TOTAL LAND VALUE - MARKET		110,880
TOTAL MARKET VALUE		236,977
SOH/AGL Deduction		119,633
ASSESSED VALUE		117,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,933
TOTAL JUST VALUE		236,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5316	CO ISSUED	0	01/24/2011
M15800	H/AC	0	12/01/2010
MH5316	MH MOVE-ON	0	12/01/2010
P14552	NEW CONSTR	0	12/01/2010
C5230	CO ISSUED	0	11/01/2009
E0922178	ELEC OTHER	0	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1490	7/08/2021	WD	U	I	11	100
GRANTOR: LYONS GHASSAN S & JUD						
GRANTEE: LYONS GHASSAN & JUD						
0700/1262	3/17/1994	QC	Q	I	01	100
GRANTOR: LYONS ANGELA M						
GRANTEE: LYONS GHASSAN S						

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	0680	POLE SHED	0	100	50	24	1,200.00	SF	10.00	10.00	100	1995	1995	3	20	2,400	
2	0681	POLE SHED	0	100	19	12	228.00	SF	15.00	15.00	100	1995	1995	3	20	684	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2009	2009	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W54 S30 E54 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,084

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	5.28	AC		1.00	1.00	1.00	21,000.00	21,000.00	110,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.28 Total Land Value: 110,880 Market: 0 Agricultural: 0 Common: 110,880 PRINTED 07/09/2026 BY SYS