BLOCK 4 PT OF LOT 15
IN OR 1907/606
1999 KING DW/MH

MESQUIT ROBERT B/THOMAS TAMMY L
43138 JEEP TRAIL
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0154

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

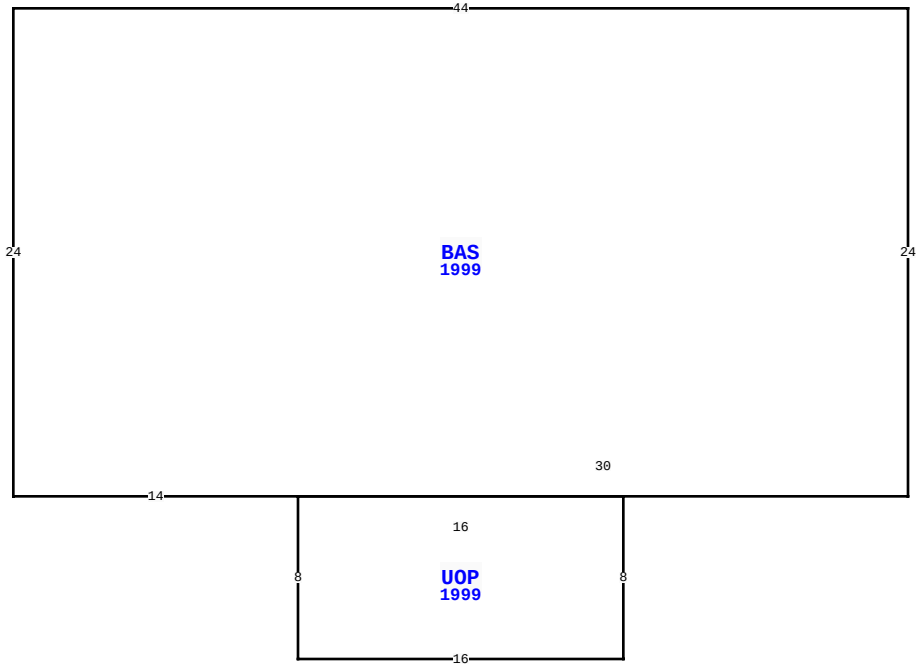
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,056	100	1999	1,056	44,707
UOP	128	25	1999	32	1,355
TOTALS	1,184			1,088	46,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,088	117.6000	105.84	115,154	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 0 Heated Area: 1056 HX Base Yr



43138 JEEP TRL, CALLAHAN

BLD DATE	07/15/2008 JH	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	46,062
TOTAL MARKET OB/XF VALUE	11,380
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	125,442
SOH/AGL Deduction	19,011
ASSESSED VALUE	106,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,431
TOTAL JUST VALUE	125,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24822	ADDITION	15,624	06/01/2011
MH992613	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0606	3/06/2014	WD	U	I	11	100
GRANTOR: MESQUIT ROBERT B						
GRANTEE: MESQUIT ROBERT B &						
1739/0169	5/13/2011	WD	U	I	11	16,800
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: MESQUIT ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S24 E14 UOP=[YR=1999] S8 E16 N8 W16$ E30 N24$.

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	0350	CARPORT WD	0	0	13	8	104.00	SF	13.00	13.00	100	2002	2002	3	20	270	
2	0350	CARPORT WD	0	0	23	19	437.00	SF	13.00	13.00	100	2002	2002	3	20	1,136	
3	0940	SHEDS/PORT	0	0	19	8	152.00	SF	30.00	30.00	100	2002	2002	3	20	912	
4	0510	GARAGE WD-	0	0	24	11	264.00	SF	35.00	35.00	100	2011	2011	3	56	5,174	
5	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2012	2012	3	45	3,888	

LAND DESCRIPTION

TOTAL OB/XF 11,380

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS