BLK 4 PT OF E1/2 LOT 16
IN OR 2003/965
1998 FLEETWOOD DW/MH

JOSLYN LARRY MORSE JR
43022 BRANDON WAY
CALLAHAN, FL 32011

2026

24-1N-24-0750-0004-0165

BUILDING CHARACTERISTICS

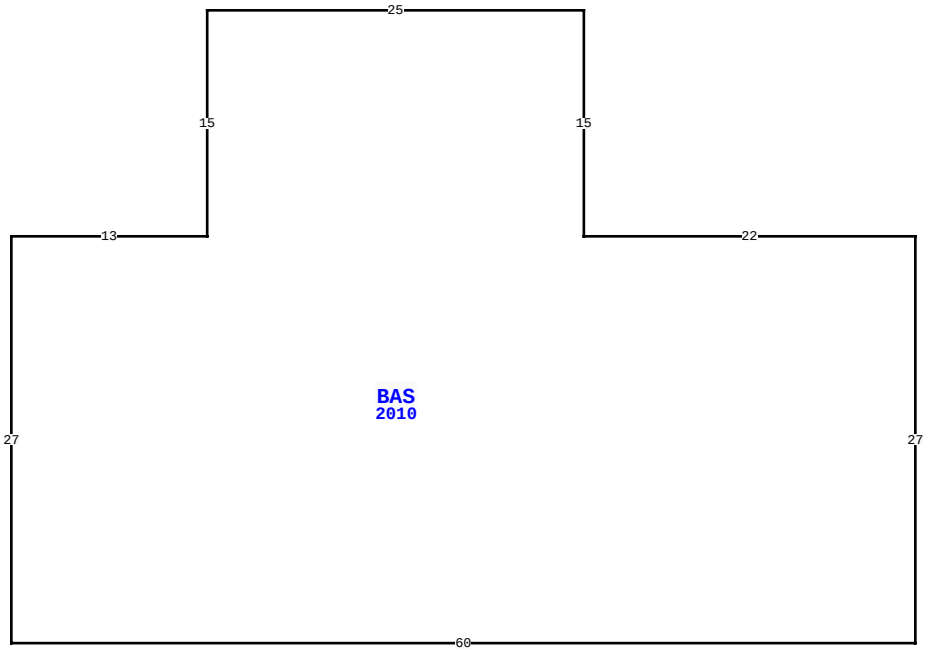
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	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	1,995	100	2010	1,995	84,886
TOTALS	1,995			1,995	84,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,995	135.0800	121.57	242,532	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2014 Heated Area: 1995 HX Base Yr 2014



43022 BRANDON WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2002	2002	3	28	8,820	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2004	2004	3	20	192	
3	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2010	2010	3	35	168	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,886
TOTAL MARKET OB/XF VALUE		9,180
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		130,466
SOH/AGL Deduction		58,817
ASSESSED VALUE		71,649
TOTAL EXEMPTION VALUE	HX HB	46,649
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/0965	9/20/2015	QC	U	I	11	100
GRANTOR: WILKES-EASOM SHEILA D						
GRANTEE: JOSLYN LARRY MORSE						
1910/1975	4/04/2014	QC	U	I	11	100
GRANTOR: WILKES SHEILA DARLENE						
GRANTEE: JOSLYN LARRY MORSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W22 N15 W25 S15 W13 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,180

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		OR	0.00	0.00	0.91	AC		1.00	1.00	1.00	40,000.00	40,000.00	36,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.91 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 07/09/2026 BY SYS