

PT NW1/4 OF SEC 24-2N-24E
IN OR 868/310
{FLHMLCF157423149A &

RAYSOR CHARLES H
P O BOX 207
CALLAHAN, FL 32011-0207

2026

24-2N-24-0000-0014-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

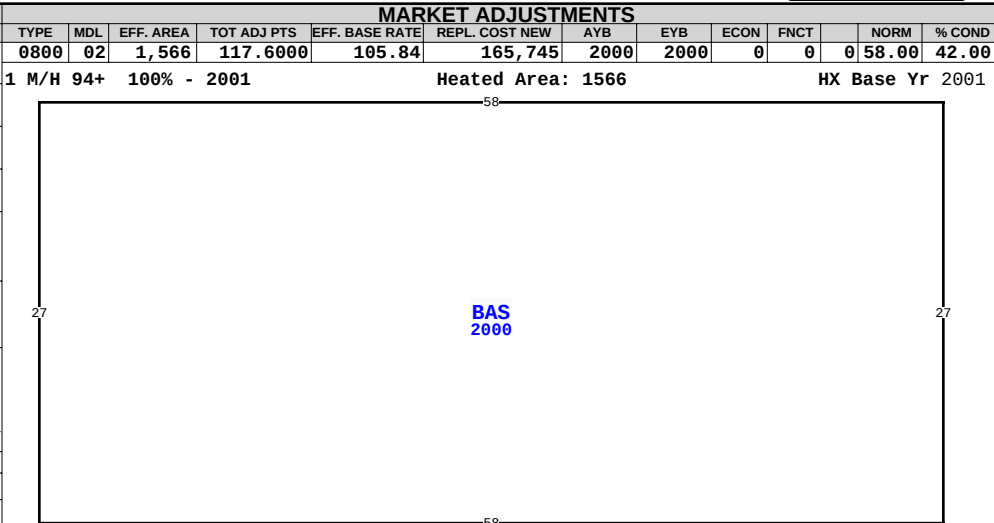
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2000	1,566	69,613
TOTALS	1,566			1,566	69,613

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.81

REVIEW DATE 08/08/2024 BY WW



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

45275 BROWNS FARM RD, CALLAHAN	05/08/2026	MLU
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TOTAL OB/XF										2,835		
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA	
06	OR	0.00	0.00	3.81	AC		1.00	1.00	1.00	28,000.00	28,000.00	1

Total Acres: 3.81 Total Land Value: 106,680 Market: 0 Agricultural: 0 Common: 106,680

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	84,853								
TOTAL MARKET OB/XF VALUE	2,835								
TOTAL LAND VALUE - MARKET	106,680								
TOTAL MARKET VALUE	194,368								
SOH/AGL Deduction	100,967								
ASSESSED VALUE	93,401								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	41,990								
TOTAL JUST VALUE	194,368								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	200,537								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007278	INSTALL 24X26 MET	40,054	06/20/2024
MH003001	MH MOVE-ON	0	04/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2110/1868	3/24/2017	FJ	U	I	11	100	
GRANTOR: CRANE ROSETTA MADISON							
GRANTEE: CRANE AGNES M, BETT							
0868/0310	2/17/1999	WD	U	V	21	11,000	
GRANTOR: CRANE RUDOLPH & ROSET							
GRANTEE: RAYSOR CHARLES H &							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W58 S27 E58 N27 \$.									

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