LOT 3
IN OR 1446/1293
1998 OAKW DW/MH

GLOVER DWAYNE & GLORIA
43001 ARENBURGH DR
CALLAHAN, FL 32011

2026

25-1N-24-0080-0003-0000

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 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

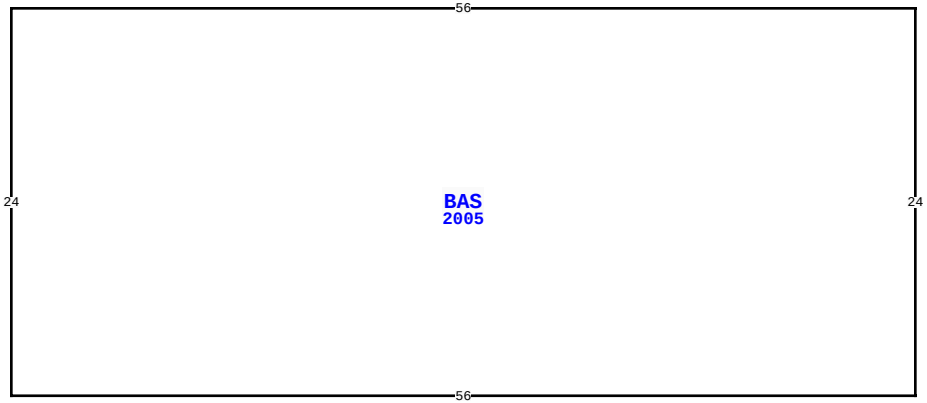
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2005	1,344	48,432
TOTALS	1,344			1,344	48,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	114.4000	102.96	138,378	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2017 Heated Area: 1344 HX Base Yr 2017



43001 ARENBURGH DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	48,432
TOTAL MARKET OB/XF VALUE	20,026
TOTAL LAND VALUE - MARKET	120,960
TOTAL MARKET VALUE	189,418
SOH/AGL Deduction	122,633
ASSESSED VALUE	66,785
TOTAL EXEMPTION VALUE	HX HB SX 66,785
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	189,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000493	CO ISSUED		01/15/2026
B1632076	NEW CONSTR	348,620	04/29/2016
B25790	GARAGE	26,504	03/01/2012
MH982462	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1293	9/22/2006	WD	Q	I		105,000
GRANTOR: ARENBURGH RONALD W						
GRANTEE: GLOVER DWAYNE & GLO						
0850/0606	9/25/1998	QC	Q	V	06	100
GRANTOR: ARENBURGH LINDA G						
GRANTEE: ARENBURGH RONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S24 E56 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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2008	2008	3	44	5,914	
2	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	2012	2012	3	60	14,112	

LAND DESCRIPTION

TOTAL OB/XF 20,026

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	5.76	AC		1.00	1.00	1.00	21,000.00	21,000.00	120,960							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.76 Total Land Value: 120,960 Market: 0 Agricultural: 0 Common: 120,960 PRINTED 07/09/2026 BY SYS