

LOT 5
ESMT IN OR 868/298
ESMT OR 1048/1617

ALLAIN TIM/COSTAKIS ALLISON
43002 HARVEY DR
CALLAHAN, FL 32011

2026

25-1N-24-0080-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	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	1,568	100	1999	1,568	96,255
DCK	160	15	2025	24	1,473
TOTALS	1,728			1,592	97,728

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,592	117.6000	105.84	168,497	1998	2008	0	0	0 42.00	58.00	

1 M/H 94+ 100% - 2023

Heated Area: 1568

HX Base Yr 2023

27

68

14

4

13

16

13

10

16

10

27

BAS
1999

DCK
2025

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

EXTRA FEATURES							43002 HARVEY DR, CALLAHAN				INC DATE		AG DATE					
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765		
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	2024	3	100	6,000		
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	2024	3	100	6,000		
4	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2009	2009	3	31	3,348		
5	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2021	2021	3	90	2,592		
6	0300	BOAT DCK W	0	100	14	6	84.00	SF	40.00	40.00	100	2005	2005	3	32	1,075		
7	1242	WD DECK A	0	0	20	30	600.00	SF	10.00	10.00	100	2025	2024	03	97	5,820		

LAND DESCRIPTION										TOTAL OB/XF										27,600									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	11.68	AC		1.00	1.00	1.00	17,000.00	17,000.00	198,560												
2	009530	C	POND	100	0007	OR			0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250												
REVIEW DATE				05/09/2024		BY		WW		Total Acres: 12.18			Total Land Value: 199,810			Market: 0			Agricultural: 0			Common: 199,810			PRINTED 07/09/2026 BY SYS				

NASSAU COUNTY PROPERTY													PAGE 1 of 1				6
VALUATION SUMMARY																	
VALUATION BY										STANDARD							
Tax Group: 6										Tax Dist:							
BUILDING MARKET VALUE										97,728							
TOTAL MARKET OB/XF VALUE										27,600							
TOTAL LAND VALUE - MARKET										199,810							
TOTAL MARKET VALUE										325,138							
SOH/AGL Deduction										109,654							
ASSESSED VALUE										215,484							
TOTAL EXEMPTION VALUE										HX HB				51,411			
BASE TAXABLE VALUE										164,073							
TOTAL JUST VALUE										325,138							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										305,635							