PT OF LOT 10
IN OR 1945/1999
EX ESMT OR 897/1932

LYBRAND COREY
45146 LOWE RD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0010-0030

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

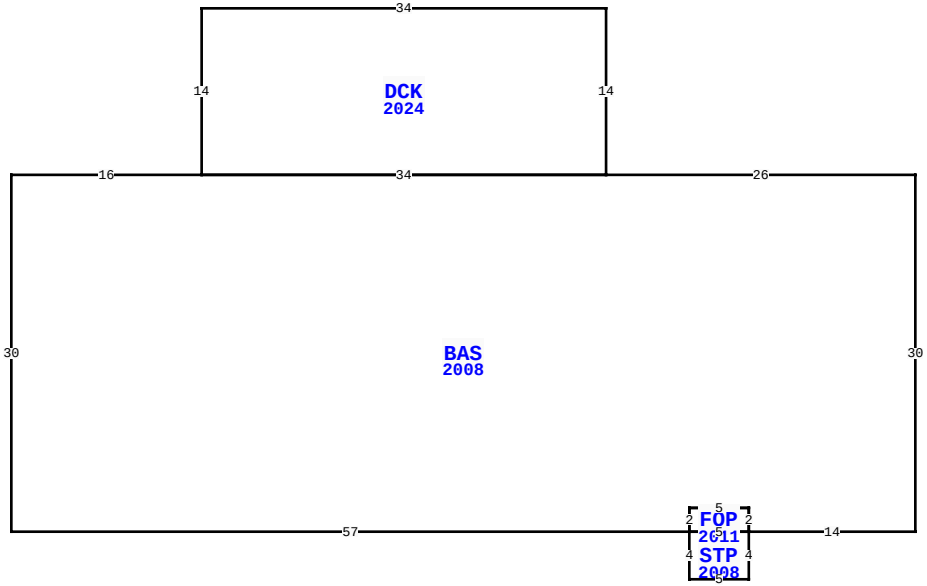
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2008	2,270	155,372
DCK	476	15	2024	71	4,860
FOP	10	30	2011	3	205
STP	20	10	2008	2	137
TOTALS	2,776			2,346	160,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,346	131.1200	118.01	276,851	2008	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2015 Heated Area: 2270 HX Base Yr 2015



45146 LOWE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,574
TOTAL MARKET OB/XF VALUE		10,530
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		311,104
SOH/AGL Deduction		159,177
ASSESSED VALUE		151,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,516
TOTAL JUST VALUE		311,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5156	CO ISSUED	0	01/15/2009
MH5156	MH MOVE-ON	0	12/01/2008
E21513	ELEC OTHER	0	12/01/2008
M14303	MECH OTHER	0	12/01/2008
P13610	OTHER	0	12/01/2008
MH085156	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1999	10/30/2014	WD	Q	I	01	142,000
GRANTOR: GORDY THOMAS J						
GRANTEE: LYBRAND COREY						
1759/1356	9/29/2011	WD	U	I	11	90,100
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: GORDY THOMAS J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W26 W34 W16 S30 E57 N2 E5 S2 E14 N30 $
STP=[YR=2008;ORIG=-19,30] S4 E5 N4 W5 $
FOP=[YR=2011;ORIG=-14,30] N2 W5 S2 E5 $
DCK=[YR=2024;ORIG=-60,0] E34 N14 W34 S14 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
2	0351	CARPORT MT	1	100	30	30	900.00	SF	10.00	10.00	100	2024	2020		82	7,380	

LAND DESCRIPTION

TOTAL OB/XF 10,530

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	303.00	573.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS