

S 939 FT OF LOT 17
IN OR 497 PG 411
R 107333 & R 107334

FOX J LEE EST/FOX DAVID SEAN
C/O DAVID SEAN FOX, 45018 HEMMINGWAY LN
CALLAHAN, FL 32011

2026

28-2N-25-3060-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
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	1,326	100	1993	1,326	36,518
TOTALS	1,326			1,326	36,518

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0751	UOP	0	0	10	17	170.00	SF	10.00	10.00	
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	
3	0681	POLE SHED	0	0	0	0	384.00	SF	15.00	15.00	
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	0		OR	0.00	0.00	7.10	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,326	108.0000	91.80	121,727	1982	1982	0	0	0	70.00	30.00	
1 M/H 93- 0% - 0 Heated Area: 1326 HX Base Yr													
BAS 1993													
45018 HEMMINGWAY LN, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU													

TOTAL OB/XF 2,360													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0751	UOP	0	0	10	17	170.00	SF	10.00	10.00	100	1990	1990
2	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1990	1990
3	0681	POLE SHED	0	0	0	0	384.00	SF	15.00	15.00	100	1990	1990
4	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990

TOTAL OB/XF 2,360													
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
1	000100	C	RES	0		OR	0.00	0.00	7.10	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		36,518	
TOTAL MARKET OB/XF VALUE		2,360	
TOTAL LAND VALUE - MARKET		177,500	
TOTAL MARKET VALUE		216,378	
SOH/AGL Deduction		78,239	
ASSESSED VALUE		138,139	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		138,139	
TOTAL JUST VALUE		216,378	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0497/0411	9/01/1986	WD	Q	I	
GRANTOR:					SALE PRICE
GRANTEE:					59,900
GRANTOR:					
GRANTEE:					
0342/0283	8/01/1981	FS	U	V	100
GRANTOR:					
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S24 E12 N1 E18 S1 E26 N24\$.											