PT OF LOT 5 & PT OF LOT 58
EAST CALLAHAN
IN OR 1648/1362

BROUGHTON EMILY C
54312 DORNBUSH RD
CALLAHAN, FL 32011-0243

**2026**

**28-2N-25-3080-0005-0040**

## 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 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 04 | Quality Level 04 |

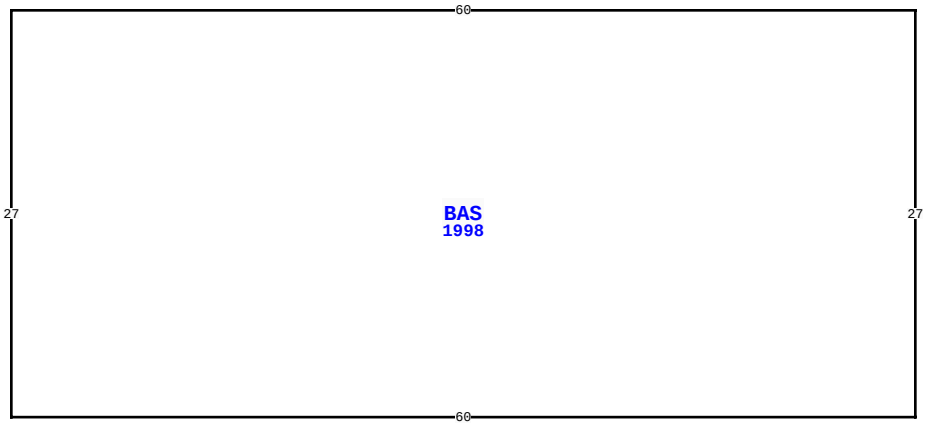
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | 1998 | 1,620 | 66,010 |
| TOTALS | 1,620 | | | 1,620 | 66,010 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,620 | 129.3600 | 116.42 | 188,600 | 1998 | 1998 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ 0% - 0 Heated Area: 1620 HX Base Yr




542107 LEM TURNER RD, CALLAHAN

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 66,010 |
| TOTAL MARKET OB/XF VALUE | 240 |
| TOTAL LAND VALUE - MARKET | 25,000 |
| TOTAL MARKET VALUE | 91,250 |
| SOH/AGL Deduction | 1,125 |
| ASSESSED VALUE | 90,125 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 90,125 |
| TOTAL JUST VALUE | 91,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 93,994 |

98 FLEE R673293 & R673294

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH982175 | MH MOVE-ON | 0 | 04/01/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1648/1362 | 9/03/2009 | WD | U | I | 11 | 100 |
| GRANTOR: NIGHTINGALE KENNETH W | | | | | | |
| GRANTEE: MILLINGTON CARL EUG | | | | | | |
| 1638/0970 | 9/03/2009 | WD | U | I | 19 | 25,000 |
| GRANTOR: NIGHTINGALE KENNETH W | | | | | | |
| GRANTEE: MILLINGTON CARL EUG | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 N27$.

### 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 | 1242 | WD DECK A | 0 | 0 | 12 | 10 | 120.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 240 | |

### LAND DESCRIPTION

TOTAL OB/XF 240

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 25,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 07/09/2026 BY SYS