

BARBER CAROLYN ELIZABETH/BARBER HALEY TAYLOR
43624 LARSEN RD
CALLAHAN, FL 32011

29-1N-25-0000-0002-0000

[illegible]

NW1/4 OF NW1/4
IN OR 2604/1918
1998 REGE TW/MH &

BARBER CAROLYN ELIZABETH/BARBER HALEY TAYLOR
43624 LARSEN RD
CALLAHAN, FL 32011

2026

29-1N-25-0000-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
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	2,160	100	2004	2,160	71,617
FCP	143	25	2004	36	1,194
FOP	182	30	2004	55	1,824

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
0800	02	2,251	122.8000	110.52	248,781	1998	1998	0	0	5	65.00
3 M/H 94+ 100% - 2023 Heated Area: 2160 HX Base Yr 2023											
BAS 2004 FCP 2004 FOP 2004											
43624 LARSEN RD, CALLAHAN											
				BLD DATE					LGL DATE	05/07/2026	
				XF DATE					LAND DATE		
				INC DATE					AG DATE		

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					127,095							
TOTAL MARKET OB/XF VALUE					13,520							
TOTAL LAND VALUE - MARKET					150,000							
TOTAL MARKET VALUE					290,615							
SOH/AGL Deduction					0							
ASSESSED VALUE					290,615							
TOTAL EXEMPTION VALUE					HX HB SX		101,411					
BASE TAXABLE VALUE					189,204							
TOTAL JUST VALUE					290,615							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					313,052							