BLOCK 1 LOT 3 (EX N 63.5 FT)
PT OR 1758/394
2012 LIOH SW/MH

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

2026

29-2N-25-3200-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

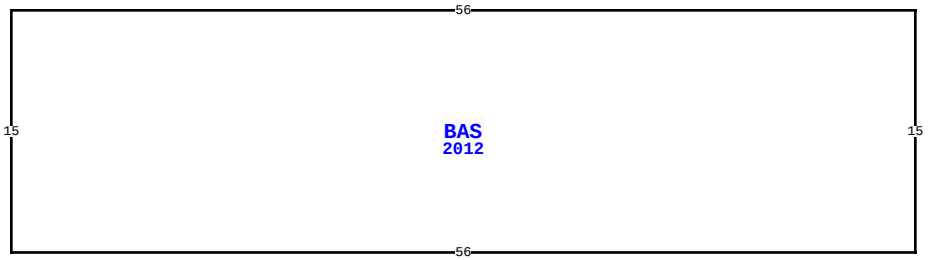
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2012	840	57,580
TOTALS	840			840	57,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	115.4000	103.86	87,242	2012	2012	0	0	0	34.00	66.00

2 M/H 94+ 0% - 0 Heated Area: 840 HX Base Yr



45262 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	57,580
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	118,780
SOH/AGL Deduction	12,851
ASSESSED VALUE	105,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,929
TOTAL JUST VALUE	118,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2209	MH MOVE-ON	0	08/10/1999
1932	MH MOVE-ON	0	02/13/1996
1944	REPAIR/RRF	560	03/27/1993
2293	OTHER	350	04/26/1989
2281	HOUSEMVING	50	03/14/1989
2200	MH MOVE-ON	0	05/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/0394	9/30/2011	QC	U	I	11	100
GRANTOR: BEZODA LLC						
GRANTEE: BEZODA LLC						
1752/0155	12/31/2010	WD	U	I	11	100
GRANTOR: KRAMER DAVID R JR ETA						
GRANTEE: BEZODA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S15 E56 N15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	MU	90.00	105.00	90.00	FF		1.00	1.00	1.00	680.00	680.00	61,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/09/2026 BY SYS