BLOCK 1 LOT 4 (EX N 63.5 FT)
PT OR 1758/394
LAKESIDE PARK SUB PB 0/36

BEZODA LLC
541300 US HWY 1
CALLAHAN, FL 32011

2026

29-2N-25-3200-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

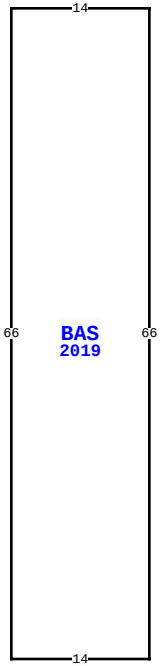
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2019	924	23,845
TOTALS	924			924	23,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	101.2000	86.02	79,482	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



45240 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	23,845
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	85,045
SOH/AGL Deduction	23,600
ASSESSED VALUE	61,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,445
TOTAL JUST VALUE	85,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 S66 E14 N66$.

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 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/09/2026 BY SYS