BLOCK 4 LOT 8
LAKESIDE PARK PB 0/36

THOMPSON TARA/THOMPSON TIFFANY
250 ORANGE AVE
BALDWIN, FL 32234

**2026**

**29-2N-25-3200-0004-0080**

## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |
| Quality | 03 | Quality Level 03 |

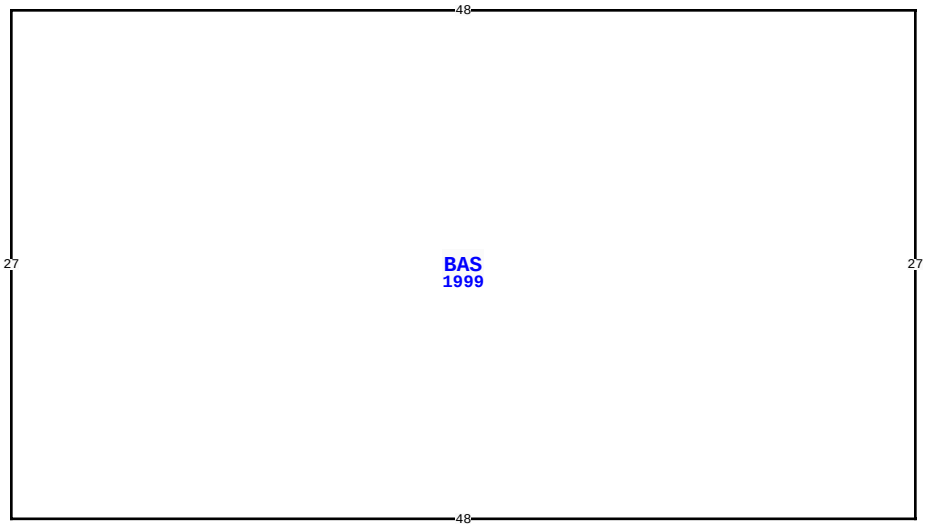
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 1999 | 1,296 | 41,011 |
| TOTALS | 1,296 | | | 1,296 | 41,011 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,296 | 117.2000 | 105.48 | 136,702 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ 0% - 2024 Heated Area: 1296 HX Base Yr




45022 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 | 41,011 |
| TOTAL MARKET OB/XF VALUE | 1,647 |
| TOTAL LAND VALUE - MARKET | 66,640 |
| TOTAL MARKET VALUE | 109,298 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 109,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 109,298 |
| TOTAL JUST VALUE | 109,298 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,260 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2310 | XFOB | 767 | 10/16/2000 |
| 1907 | MH MOVE-ON | 0 | 11/08/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2649/1092 | 6/21/2023 | WD | U | I | 11 | 100 |
| GRANTOR: MCCRACKEN ROBERT LEE | | | | | | |
| GRANTEE: THOMPSON TARA | | | | | | |
| 1312/0651 | 4/26/2005 | PR | Q | I | 01 | 100 |
| GRANTOR: MCCRACKEN ROBERT LEE | | | | | | |
| GRANTEE: MCCRACKEN ROBERT LE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 232.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 464 | |
| 3 | 0351 | CARPORT MT | 0 | 0 | 20 | 18 | 360.00 | SF | 6.60 | 6.60 | 100 | 2000 | 2000 | 3 | 20 | 475 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 20 | 200.00 | SF | 17.70 | 17.70 | 100 | 2002 | 2002 | 3 | 20 | 708 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,647

| 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 | 0006 | RL | 98.00 | 168.00 | 98.00 | FF | | 1.00 | 1.00 | 1.00 | 680.00 | 680.00 | 66,640 | | | | | | | |

REVIEW DATE 04/02/2024 BY TWA Total Acres: 0.00 Total Land Value: 66,640 Market: 0 Agricultural: 0 Common: 66,640 PRINTED 07/09/2026 BY SYS