PT OF NE1/4 OF NE1/4
IN OR 2612/1209

JOHNSON AMY L
43010 DOUBLE TIME LANE
CALLAHAN, FL 32011

**2026**

**31-1N-25-0000-0002-0090**

## 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 |
| Quality | 04 | Quality Level 04 |

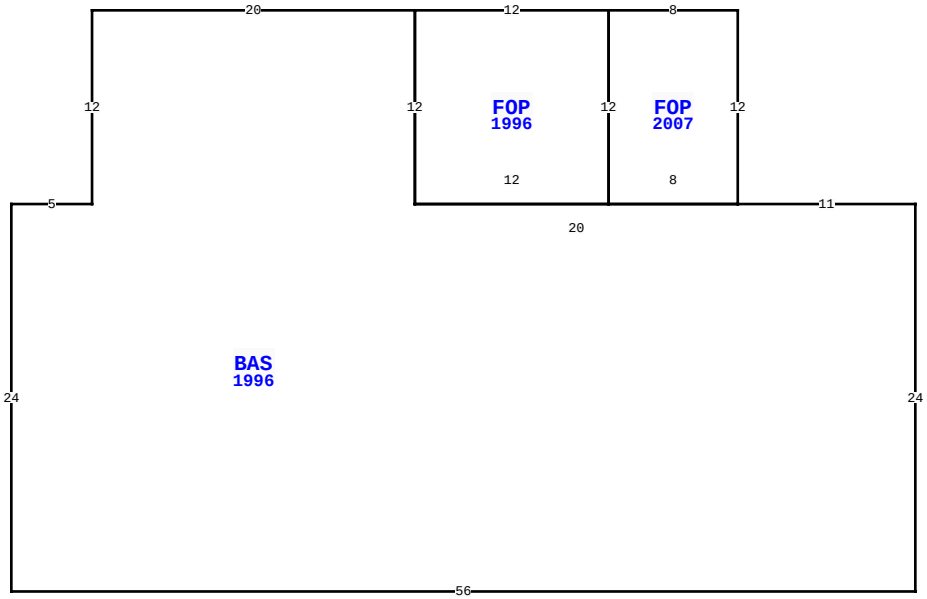
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,584 | 100 | 1996 | 1,584 | 55,323 |
| FOP | 144 | 30 | 1996 | 43 | 1,502 |
| FOP | 96 | 30 | 2007 | 29 | 1,013 |
| TOTALS | 1,824 | | | 1,656 | 57,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,656 | 129.3600 | 116.42 | 192,792 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ 100% - 2024 Heated Area: 1584 HX Base Yr 2024




43010 DOUBLE TIME LN, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 57,838 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 48,500 |
| TOTAL MARKET VALUE | | 106,338 |
| SOH/AGL Deduction | | 19,524 |
| ASSESSED VALUE | | 86,814 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 35,403 |
| TOTAL JUST VALUE | | 106,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 98,278 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2612/1209 | 1/05/2023 | WD | Q | I | 01 | 97,000 |
| GRANTOR: LOPEZ LYNDANA E CREWS | | | | | | |
| GRANTEE: JOHNSON AMY L | | | | | | |
| 1027/1246 | 12/28/2001 | QC | Q | I | 01 | 10,000 |
| GRANTOR: CREWS BENJAMIN L | | | | | | |
| GRANTEE: CREWS LYNDANA E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W11 FOP=[YR=2007] N12 W8 FOP=[YR=1996] W12 S12 E12 N12$ S12 E8$ W20 N12 W20 S12 W5 S24 E56 N24$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 100 | 0007 | OR | 0.00 | 0.00 | 0.97 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 48,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.97 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 07/09/2026 BY SYS