

BLOCK 3 S-3 OF LOTS 22 THRU 26
& S-4 OF LOTS 20 THRU 27
2005 MERT DW/MH

BLANTON C GARY & GEORGEANN E
448510 US HWY 301
CALLAHAN, FL 32011

2026

31-2N-25-2920-0003-0223



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	05	AVERAGE 100	0800	02	2,199	123.2000	110.88	243,825	2005	2005	0	0	0	48.00	52.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 2012 Heated Area: 1984 HX Base Yr 2012														Tax Group: 6		Tax Dist:										
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE		240,810										
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		18,510										
Interior Floo	14	CARPET 80															TOTAL LAND VALUE - MARKET		292,000										
Interior Floo	08	SHT VINYL 20															TOTAL MARKET VALUE		355,020										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		138,135										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		216,885										
Bedrooms	3	100															TOTAL EXEMPTION VALUE		51,411										
Bathrooms	2	100															BASE TAXABLE VALUE		165,474										
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE		551,320										
Stories	0	0 100															NCON VALUE		0										
Units	0	0 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE		590,174																								
PERMIT NUM DESCRIPTION AMT ISSUED																													
			M10124 MECH OTHER 0 08/01/2005																										
			M10125 MECH OTHER 0 08/01/2005																										
			MH4617 MH MOVE-ON 0 06/01/2005																										
			MH4618 MH MOVE-ON 0 06/01/2005																										
			MH13554 MH MOVE-ON 0 07/01/2001																										
SALES DATA																													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
1774/1069		12/29/2011		WD	U	V	30	100																					
GRANTOR: BLANTON C GARY TRUSTE																													
GRANTEE: BLANTON C GARY & GE																													
1663/1283		1/20/2010		WD	U	I	30	100																					
GRANTOR: BLANTON DAVID C																													
GRANTEE: BLANTON DAVID & C G																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2005;ORIG=0,0] W64 S31 E64 N31 \$																													
FSP=[YR=2026;ORIG=-38,-10] E20 S10 W20 N10 \$																													
DCK=[YR=2026;ORIG=-38,-10] W4 N18 W12 S25 E4 S3 E12 N10 \$																													
DCK=[YR=2026;ORIG=-47,31] E30 S9 W30 N9 \$																													
.																													
TOTALS 2,818 2,199 126,789																													
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														
1	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045															
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045															
3	0681	POLE SHED	0 100	0 0	920.00	SF	15.00	15.00	100	2021	2021	3	90	12,420															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	14,600.00	14,600.00	91,250												
2	006000	A	PASTURE - HA	0	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700												
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	200.00	200.00	750												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.75	AC		1.00	1.00	1.00	14,600.00	14,600.00	200,750												
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 20.00 Total Land Value: 95,700 Market: 200,750 Agricultural: 4,450 Common: 91,250 PRINTED 07/09/2026 BY SYS																													

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