

BLOCK 4 PT OF LOT 5
IN OR 2836/1439
(EX OR 1922/1094 &

AUSTIN ZACHARY
44090 APACHE TRL
CALLAHAN, FL 32011

2026

31-2N-25-2920-0004-0053



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units		0 100			
Quality	06	Quality Level 06			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2010	1,188	116,893
DCK	170	15	2026	26	2,558
UOP	230	25	2010	58	5,707
TOTALS	1,588			1,272	125,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,272	151.8400	136.66	173,832	2010	2015	0	0	0	28.00	72.00
1 M/H 94+ 100% - 2026 Heated Area: 1188 HX Base Yr 2026												
23 10 10 10 10 23 27 27 44 21 17 17 10 UOP 2010 DCK 2026 BAS 2010												
44090 APACHE TR, CALLAHAN												
						BLD DATE					LGL DATE	05/07/2026 MLU
						XF DATE					LAND DATE	
						INC DATE					AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				125,159			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				71,500			
TOTAL MARKET VALUE				196,659			
SOH/AGL Deduction				0			
ASSESSED VALUE				196,659			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				145,248			
TOTAL JUST VALUE				196,659			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				203,889			