IN OR 966 PG 1215
1992 FLEETWOOD DW

MOONEYHAN W JEFFREY
PO BOX 1303
CALLAHAN, FL 32011-1303

2026

32-2N-25-0000-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	05	ASPH TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

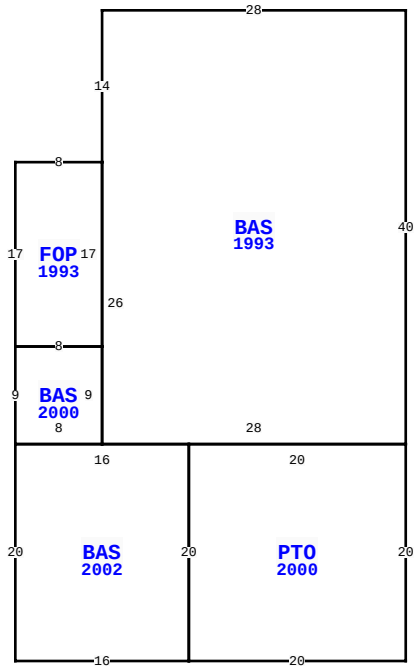
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	88,043
BAS	72	100	2000	72	5,660
BAS	320	100	2002	320	25,155
FOP	136	30	1993	41	3,223
PTO	400	5	2000	20	1,572
TOTALS	2,048			1,573	123,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	95.3700	100.14	157,520	1972	1982	0	0	0	21.50	78.50

1 SINGLE FAM 0% - 0 Heated Area: 1512 HX Base Yr



541641 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	159,994
TOTAL MARKET OB/XF VALUE	2,512
TOTAL LAND VALUE - MARKET	253,083
TOTAL MARKET VALUE	415,589
SOH/AGL Deduction	115,578
ASSESSED VALUE	300,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,011
TOTAL JUST VALUE	415,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13718	REPAIR/RRF	5,000	11/01/2013
8804	MH MOVE-ON	21,000	02/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0966/1215	1/12/2001	WD	U	I	11	180,000
GRANTOR: DRIGGERS TED BRUCE &						
GRANTEE: MOONEYHAN W JEFFREY						
0843/0919	8/03/1998	WD	Q	I	01	100
GRANTOR: DRIGGERS ALICE L						
GRANTEE: DRIGGERS TED BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S14 FOP=[YR=1993] W8 S17 BAS=[YR=2000] S9 BAS=[YR=2002] S20 E16 PTO=[YR=2000] E20 N20 W20 S20 $ N20 W16 $ E8 N9 W8 $ E8 N17 $ S26 E28 N40 $.

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
1	0510	GARAGE WD-	0	0	24	12	288.00	SF	26.95	26.95	100	1987	1987	3	20	1,552	
2	0752	USP	0	0	32	8	256.00	SF	15.00	15.00	100	1999	1999	3	25	960	

LAND DESCRIPTION

TOTAL OB/XF 2,512

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	0004	CI	0.00	0.00	144,619.00	SF		1.00	1.00	1.00	1.75	1.75	253,083							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.32 Total Land Value: 253,083 Market: 0 Agricultural: 0 Common: 253,083 PRINTED 07/09/2026 BY SYS

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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 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

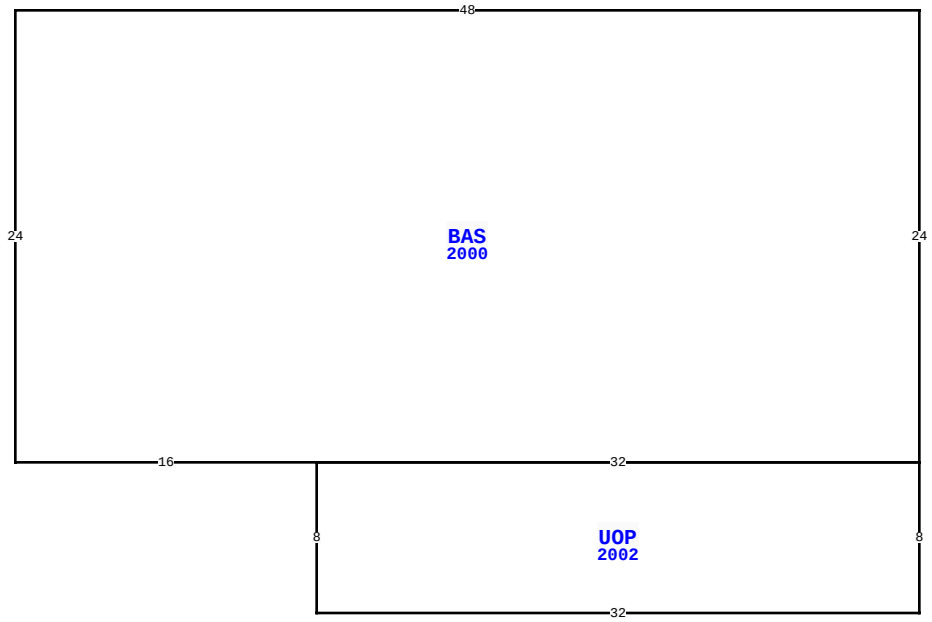
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2000	1,152	34,429
UOP	256	25	2002	64	1,913
TOTALS	1,408			1,216	36,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	117.2000	99.62	121,138	1992	1992	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1152 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: DRIGGERS TED BRUCE &						
GRANTEE: MOONEYHAN W JEFFREY						
0843/0919	8/03/1998	WD	Q	I	01	100
GRANTOR: DRIGGERS ALICE L						
GRANTEE: DRIGGERS TED BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W48 S24 E16 UOP=[YR=2002] S8 E32 N8 W32 $ E32 N24 $.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.32 Total Land Value: 253,083 Market: 0 Agricultural: 0 Common: 253,083 PRINTED 07/09/2026 BY SYS