LOT 3 IN OR 1124 PG 311
2003 MERT DW/MH
RAILROAD ESTATES PB 6/118-119

MACK RONALD P JR
44029 LUCKY LANE
CALLAHAN, FL 32011-4075

**2026**

**32-2N-25-5750-0003-0000**

## 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 | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |

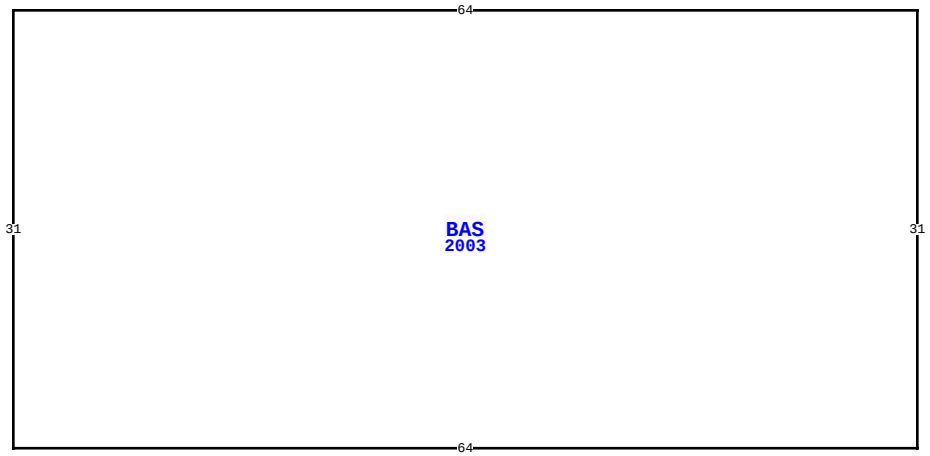
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,984 | 100 | 2003 | 1,984 | 98,736 |
| TOTALS | 1,984 | | | 1,984 | 98,736 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,984 | 115.2000 | 103.68 | 205,701 | 2003 | 2003 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 94+ 100% - 2020 Heated Area: 1984 HX Base Yr 2020




44029 LUCKY LN, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 98,736 |
| TOTAL MARKET OB/XF VALUE | | 5,828 |
| TOTAL LAND VALUE - MARKET | | 91,000 |
| TOTAL MARKET VALUE | | 195,564 |
| SOH/AGL Deduction | | 64,673 |
| ASSESSED VALUE | | 130,891 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 79,480 |
| TOTAL JUST VALUE | | 195,564 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 185,476 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E10771 | NEW CONSTR | 0 | 02/01/2003 |
| M6759 | H/AC | 0 | 02/01/2003 |
| P6367 | NEW CONSTR | 0 | 01/21/2003 |
| MH4031 | MH MOVE-ON | 0 | 01/21/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1124/0311 | 3/25/2003 | QC | Q | I | 06 | 25,000 |
| GRANTOR: MACK RONALD P | | | | | | |
| GRANTEE: MACK RONALD SR & RO | | | | | | |
| 0936/0133 | 6/12/2000 | WD | Q | V | | 29,000 |
| GRANTOR: HIGGINBOTHAM GARY L & | | | | | | |
| GRANTEE: MACK RONALD P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W64 S31 E64 N31$ .

## 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 | 0751 | UOP | 0 | 100 | 40 | 8 | 320.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 29 | 928 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 20 | 20 | 400.00 | SF | 35.00 | 35.00 | 100 | 2005 | 2005 | 3 | 32 | 4,480 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 21 | 420 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,828

| 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 | 1.82 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 91,000 | | | | | | | |

REVIEW DATE 04/05/2024 BY TWA Total Acres: 1.82 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 07/09/2026 BY SYS