IN OR 1312/1608
R567962 & R567963
1983 EDGE SW/MH

WIGGINS JAMES E/ROZIER KIMBERLY K
54002 MICHELLE LANE
CALLAHAN, FL 32011

2026

37-1N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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 0200 MOBILE HOME

MAP NUM | MKT AREA 08

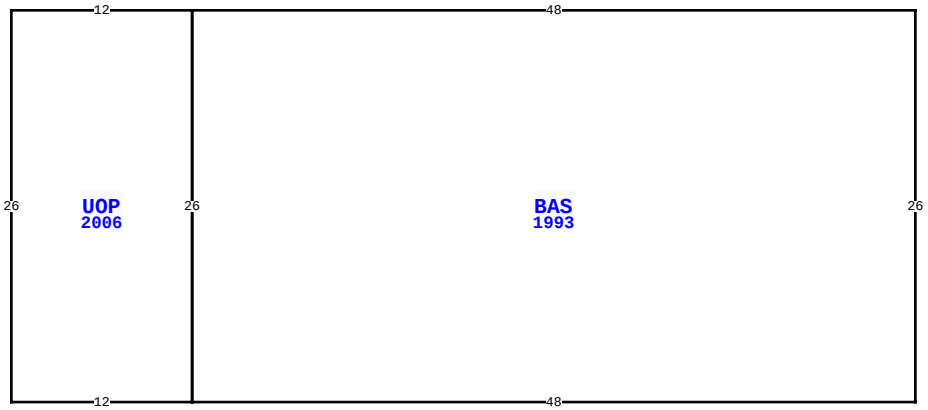
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	36,661
UOP	312	25	2006	78	2,291
TOTALS	1,560			1,326	38,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,326	115.2000	97.92	129,842	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2021 Heated Area: 1248 HX Base Yr 2021



54002 MICHELLE 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		53,879
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		158,229
SOH/AGL Deduction		59,794
ASSESSED VALUE		98,435
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,024
TOTAL JUST VALUE		158,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617435	ELEC OTHER	0	06/01/2006
P0611266	OTHER	0	06/01/2006
MH4793	MH MOVE-ON	0	01/01/2006
8355	MH MOVE-ON	11,000	11/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1595/1568	12/04/2008	QC	Q	I	01	100
GRANTOR: WIGGINS JAMES E						
GRANTEE: WIGGINS JAMES W & K						
1312/1608	4/27/2005	QC	Q	I	01	100
GRANTOR: ROZIER KIMBERLY K						
GRANTEE: WIGGINS JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UOP=[YR=2006] W12 S26 E12 N26$ S26 E48 N26$.

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	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1988	1988	3	20	336	
2	0940	SHEDS/PORT	0	100	14	16	224.00	SF	20.10	20.10	100	1980	1980	3	20	900	
3	0681	POLE SHED	0	100	11	16	176.00	SF	15.00	15.00	100	2005	2005	3	32	845	
4	0940	SHEDS/PORT	0	100	10	7	70.00	SF	18.30	18.30	100	2005	2005	3	21	269	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	2.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	102,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS

IN OR 1312/1608
R567962 & R567963
1983 EDGE SW/MH

WIGGINS JAMES E/ROZIER KIMBERLY K
54002 MICHELLE LANE
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2026

37-1N-25-0000-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

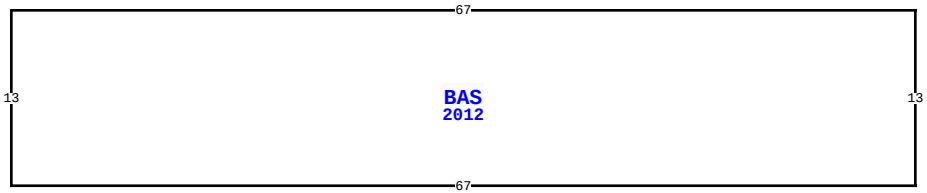
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	871	100	2012	871	14,926
TOTALS	871			871	14,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	871	67.2000	57.12	49,752	1983	1983	0	0	0	70.00	30.00

2 M/H 93- 0% - 2021 Heated Area: 871 HX Base Yr 2021



54002 MICHELLE LN, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1312/1608	4/27/2005	QC	Q	I	01	100
GRANTOR: ROZIER KIMBERLY K						
GRANTEE: WIGGINS JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W67 S13 E67 N13$.

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

REVIEW DATE 06/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/09/2026 BY SYS