TRACT 71 R497845
NASSAU VILLAGE WEST PB 5/23

HIGHSMITH BARBARA
16835 ETHEL RD
JACKSONVILLE, FL 32218

2026

37-1N-25-299F-0071-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

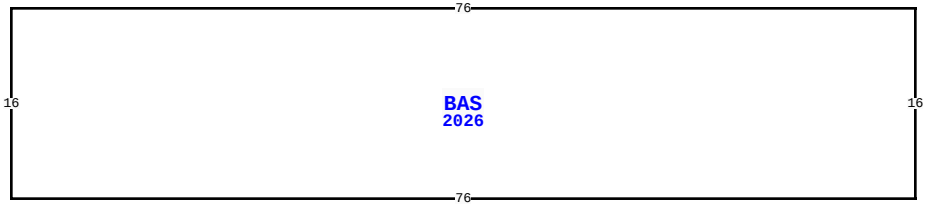
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2026	1,216	75,869
TOTALS	1,216			1,216	75,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	157.5600	141.80	172,429	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 2026 Heated Area: 1216 HX Base Yr



540701 LEM TURNER RD, CALLAHAN

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
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	75,869
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	126,869
SOH/AGL Deduction	750
ASSESSED VALUE	126,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,119
TOTAL JUST VALUE	126,869
NCON VALUE	75,869
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5431	CO ISSUED	0	09/26/2012
MHU5431	STATUS COMPLETED	0	09/02/2012
MH971805	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/0667	11/19/2020	CT	U	I	18	100
GRANTOR: CLERK OF CORUT						
GRANTEE: HIGHSMITH BARBARA						
2013/1526	11/01/2015	QC	U	I	11	85,000
GRANTOR: JORDAN MAJOR L						
GRANTEE: RAULERSON BETTY JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S16 W76 N16 $
.

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
1	000100	C	RES	0		RM	150.00	291.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS