PT FRANCIS WOODS GRANT
SEC 42-2N-25E IN OR 2039/1004

PHILLIPS CLINT
450584 SR 200
CALLAHAN, FL 32011

2026

42-2N-25-0000-0019-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

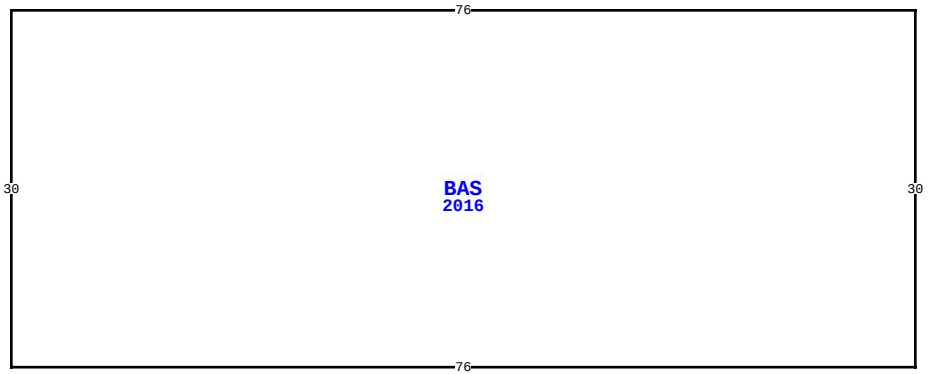
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2016	2,280	177,601
TOTALS	2,280			2,280	177,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.4000	103.86	236,801	2016	2016	0	0	0	25.00	75.00

1 M/H 94+ 100% - 2018 Heated Area: 2280 HX Base Yr 2018



450584 SR 200, 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		177,601
TOTAL MARKET OB/XF VALUE		14,074
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		271,675
SOH/AGL Deduction		87,550
ASSESSED VALUE		184,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,714
TOTAL JUST VALUE		271,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703369	CARPORT	21,106	06/01/2017
MH165745	CO ISSUED	0	09/21/2016
MH165744	MH MOVE-ON	0	06/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2039/1004	4/12/2016	WD	U	V	11	100
GRANTOR: MORGAN LEIGH ANN						
GRANTEE: PHILLIPS CLINT						
2026/1933	1/29/2016	WD	Q	V	01	32,900
GRANTOR: MORGAN LEIGH ANN						
GRANTEE: PHILLIPS CLINT & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S30 E76 N30$.

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	0300	BOAT DCK W	0	100	16	16	256.00	SF	40.00	40.00	100	2016	2016	3	75	7,680	
2	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00	100	2024	2018		74	6,394	

LAND DESCRIPTION

TOTAL OB/XF 14,074

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		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	50,000.00	50,000.00	80,000							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 1.60 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS