PT OF LOTS 17 & 18 & PT R/W
IN OR 1107/82 {R672975}
(EX R/W CASE #01-417-CA)

THOMAS LILA R
450406 SR 200
CALLAHAN, FL 32011

2026

47-2N-25-4080-0017-0020

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	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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

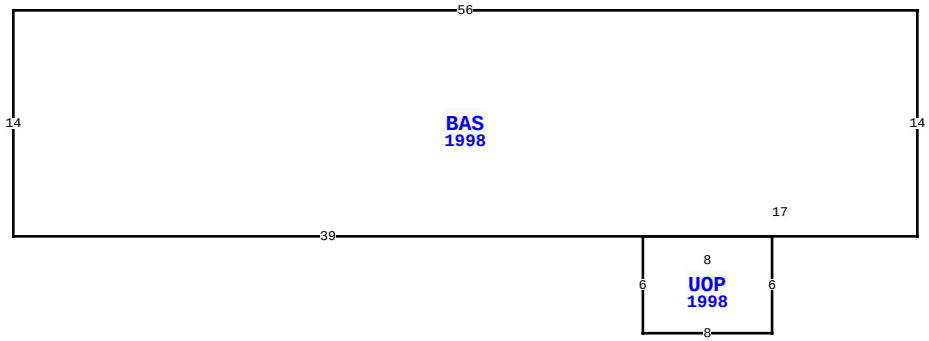
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1998	784	22,431
UOP	48	25	1998	12	343
TOTALS	832			796	22,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	796	112.2000	95.37	75,915	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 784 HX Base Yr



450396 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,774
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	61,274
SOH/AGL Deduction	10,511
ASSESSED VALUE	50,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,763
TOTAL JUST VALUE	61,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94628	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0082	1/13/2003	QC	Q	I	06	100

GRANTOR: THOMAS L HARDY SR & L
GRANTEE: DOUGLAS JOSEPHINE C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S14 E39 UOP=[YR=1998] S6 E8 N6 W8$ E17 N14$.

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
1	000100	C	RES	0	0004	OR	0.00	0.00	0.77	AC		1.00	1.00	1.00	50,000.00	50,000.00	38,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.77 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 07/09/2026 BY SYS