LOT 1 (EX S-1)
IN OR 2585/1632
MCARTHUR SUB PB3/16

LAWS ALOIS
45041 MAHONEY ST
CALLAHAN, FL 32011

2026

49-2N-25-4140-0001-0000

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	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
Occupancy	00	NONE 100
Quality	01	Quality Level 01

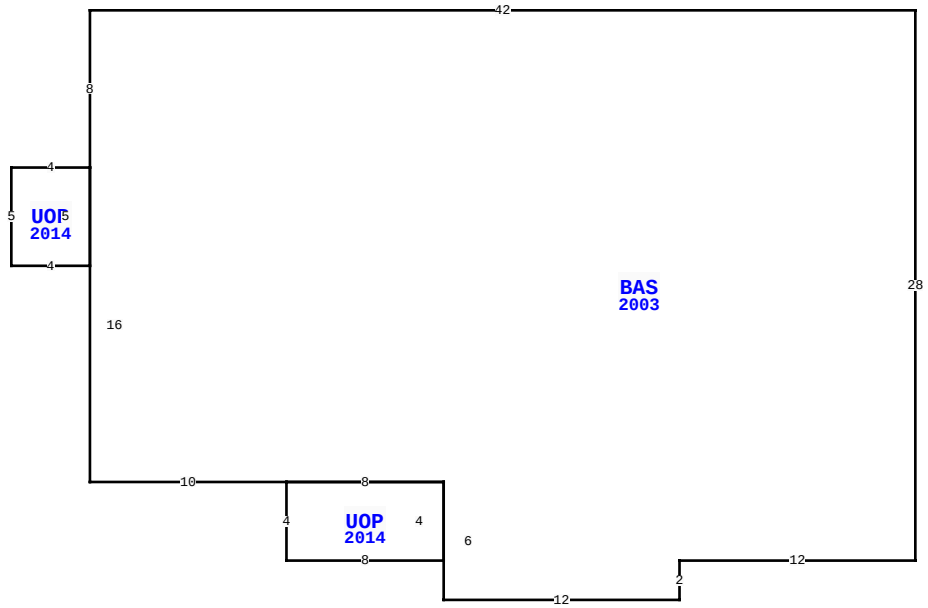
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2003	1,128	148,182
UOP	20	20	2014	4	526
UOP	32	20	2014	6	788
TOTALS	1,180			1,138	149,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,138	105.8940	147.19	167,502	2003	2003	0	0	0	10.75	89.25

2 SNGL FAM 0% - 2023 Heated Area: 1128 HX Base Yr



45041 MAHONEY ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	149,496
TOTAL MARKET OB/XF VALUE	3,790
TOTAL LAND VALUE - MARKET	59,840
TOTAL MARKET VALUE	213,126
SOH/AGL Deduction	0
ASSESSED VALUE	213,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,126
TOTAL JUST VALUE	213,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4585	REPAIR/RRF	0	07/01/2022
B2667	GARAGE	3,800	02/18/2004
E2588	NEW CONSTR	0	12/05/2002
B2588	NEW CONSTR	70,000	08/01/2002
B2427	DEMOLITION	1,000	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/1632	8/19/2022	WD	Q	I	01	275,000
GRANTOR: LAFONTAINE VICTORIA M						
GRANTEE: LAWS ALOIS						
2308/0584	9/27/2019	WD	Q	I	01	169,900
GRANTOR: REDMAN NINA TAYLOR						
GRANTEE: LAFONTAINE VICTORIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W42 S8 UOP=[YR=2014] W4 S5 E4 N5$ S16 E10
UOP=[YR=2014] S4 E8 N4 W8$ E8 S6 E12 N2 E12 N28$.

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
2	0510	GARAGE WD-	0	0	20	15	300.00	SF	35.00	35.00	100	2004	2004	3	30	3,150	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	8.00	8.00	100	2004	2004	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 3,790

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		RL	88.00	99.00	88.00	FF		1.00	1.00	1.00	680.00	680.00	59,840							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 59,840 Market: 0 Agricultural: 0 Common: 59,840 PRINTED 07/09/2026 BY SYS