LOT 17 R360076
IN OR 588/832 & OR 784/700
J P PAGE SUB PB 3/20

CARROLL RHONDA L & LAFAY E JR
45012 JAMES ST
CALLAHAN, FL 32011

2026

51-2N-25-4170-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

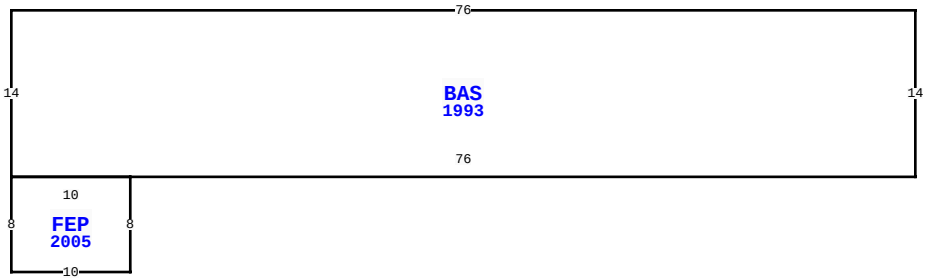
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	26,752
FEP	80	85	2005	68	1,710
TOTALS	1,144			1,132	28,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,132	98.6000	83.81	94,873	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 1990 Heated Area: 1132 HX Base Yr 1990



45012 JAMES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		28,462
TOTAL MARKET OB/XF VALUE		632
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		54,594
SOH/AGL Deduction		32,470
ASSESSED VALUE		22,124
TOTAL EXEMPTION VALUE	HX HB	22,124
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		54,594
NCON VALUE		1,207
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985035	CHNGE SRVC	0	07/01/1998
7740	MH MOVE-ON	12,000	03/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/0700	2/07/1997	QC	U	I	10	7,700
GRANTOR: STRICKLAND JEAN						
GRANTEE: CARROLL RHONDA & LA						
0588/0832	1/22/1990	QC	Q	I	01	100
GRANTOR: CARROLL RHONDA						
GRANTEE: CARROLL RHONDA & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W76 S14 E76 N14 $
FEP=[YR=2005;ORIG=-76,14] S8 E10 N8 W10 $
.

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	14	196.00	SF	10.00	10.00	100	1997	1997	3	20	392	
2	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 632

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS