LOTS 41 THRU 44
IN OR 2096/489
J P PAGE SUB PB 3/20

CHAPMAN RAY
P O BOX 1411
CALLAHAN, FL 32011

2026

51-2N-25-4170-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

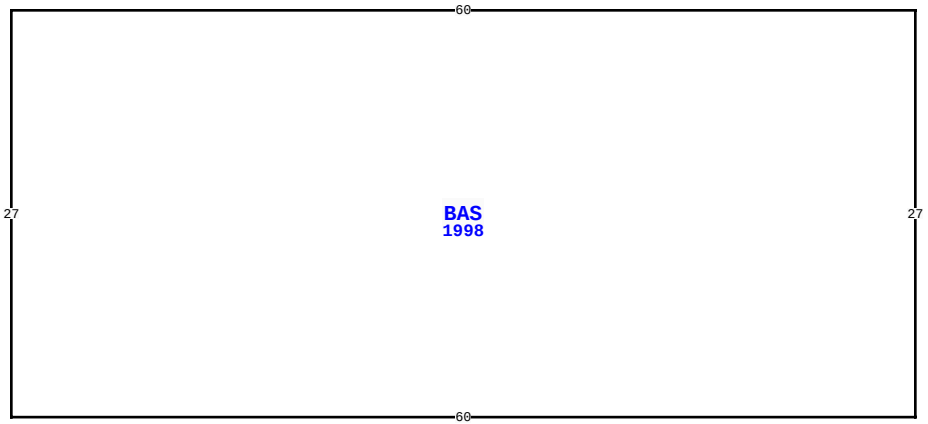
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1998	1,620	65,789
TOTALS	1,620			1,620	65,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	116.03	187,969	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2018 Heated Area: 1620 HX Base Yr 2018



45003 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: 1	Tax Dist:	
BUILDING MARKET VALUE		65,789
TOTAL MARKET OB/XF VALUE		484
TOTAL LAND VALUE - MARKET		86,700
TOTAL MARKET VALUE		152,973
SOH/AGL Deduction		108,069
ASSESSED VALUE		44,904
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		14,904
TOTAL JUST VALUE		152,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982320	MH MOVE-ON	0	07/01/1998
B952094	GARAGE	3,264	08/01/1995
B952094	XFOB	3,264	07/01/1995
8181	XFOB	2,548	06/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/0489	1/13/2017	WD	Q	I	05	89,000
GRANTOR: MADDOX RICKY L						
GRANTEE: CHAPMAN RAY & JUDIT						
1759/0382	9/16/2011	QC	U	I	11	100
GRANTOR: MADDOX VESTULA & RICK						
GRANTEE: MADDOX RICKY L & HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 N27$.

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	1242	WD DECK A	0	100	0	0	220.00	SF	10.00	10.00	100	2006	2006	3	22	484	

LAND DESCRIPTION

TOTAL OB/XF 484

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	4.00	UT		1.00	1.00	0.85	25,500.00	21,675.00	86,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/09/2026 BY SYS