LOT 59
J P PAGE SUB PB 3/20

CHAISON JANIE EST
45083 LUTHER STREET
CALLAHAN, FL 32011

2026

51-2N-25-4170-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

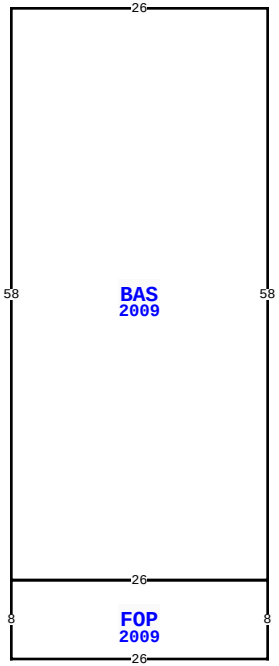
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2009	1,508	117,771
FOP	208	30	2009	62	4,842
TOTALS	1,716			1,570	122,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,570	154.9600	139.46	218,952	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 0% - 2026 Heated Area: 1508 HX Base Yr



45083 LUTHER ST, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	122,613
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	148,113
SOH/AGL Deduction	0
ASSESSED VALUE	148,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,113
TOTAL JUST VALUE	148,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5162	CO ISSUED	0	09/22/2009
MH5162	MH MOVE-ON	0	01/01/2009
P13641	OTHER	0	01/01/2009
E21489	ELEC OTHER	0	12/01/2008
M14293	MECH OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1882	9/03/2020	WD	Q	I	01	133,000
GRANTOR: STOVER ROSE A						
GRANTEE: CHAISON JANIE						
2140/0944	8/14/2017	WD	Q	I	01	92,000
GRANTOR: PHIPPS DAVID C II & C						
GRANTEE: STOVER ROSE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W26 S58 FOP=[YR=2009] S8 E26 N8 W26$ E26 N58$.

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	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