LOT 78
PT OR 1756/1092
J P PAGE SUB PB 3/20

ELMORE JAMIE L/JAMES SHIRLEY MITCHELL
PO BOX 25
CALLAHAN, FL 32011-0025

2026

51-2N-25-4170-0078-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

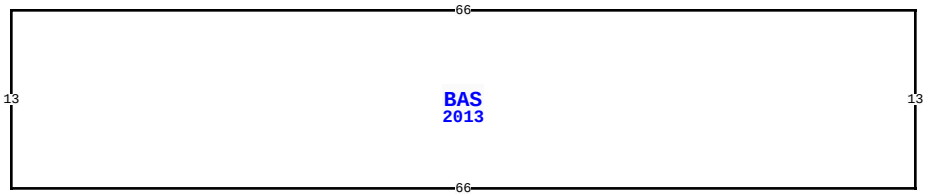
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	2013	858	16,978
TOTALS	858			858	16,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	858	77.6000	65.96	56,594	1992	1992	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 858 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,978
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	42,478
SOH/AGL Deduction	13,800
ASSESSED VALUE	28,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,678
TOTAL JUST VALUE	42,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5399	CO ISSUED	0	04/25/2013
E24863	NEW CONSTR	0	03/01/2012
P15801	NEW CONSTR	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1756/1092	9/19/2011	QC	U	I	11	7,000

GRANTOR: JAMES SHIRLEY MITCHEL

GRANTEE: ELMORE JAMIE L & SH

45049 MARVIN ST, CALLAHAN

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

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S13 E66 N13$.

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