IN OR 1298/1608 R672795
2004 FLEE DWMH

ADDISON JUDITH W
44159 KINGBIRD DR
CALLAHAN, FL 32011

**2023**

**01-1N-24-0000-0001-0010**

## BUILDING CHARACTERISTICS

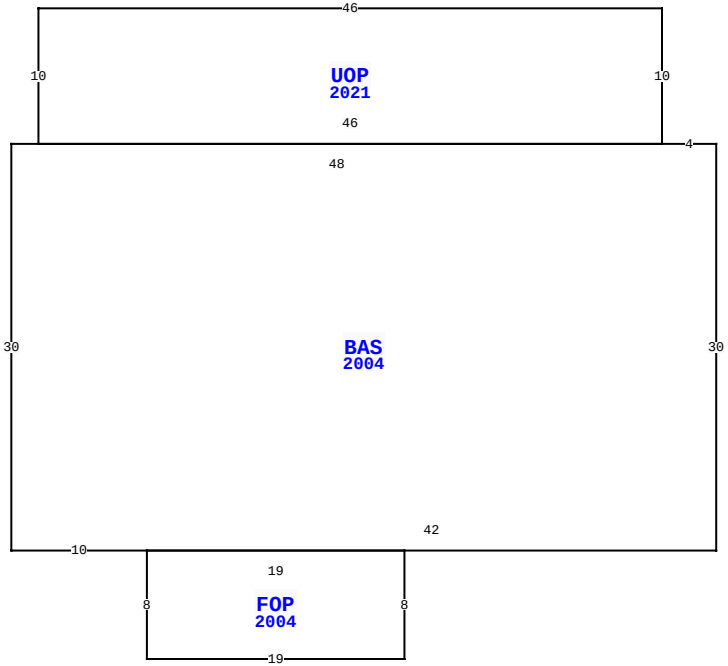
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 71,426 |
| FOP | 152 | 30 | 46 | 2,106 |
| UOP | 460 | 25 | 115 | 5,265 |
| TOTALS | 2,172 | | 1,721 | 78,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,721 | 116.8000 | 81.76 | 140,709 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2005 Heated Area: 1560 HX Base Yr 2005




44159 KINGBIRD DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 78,797 |
| TOTAL MARKET OB/XF VALUE | | 18,720 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 121,517 |
| SOH/AGL Deduction | | 45,897 |
| ASSESSED VALUE | | 75,620 |
| TOTAL EXEMPTION VALUE | HX HB DX SX | 75,620 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 121,517 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 89,786 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1298/1608 | 3/01/2005 | WD | U | I | 07 | 100 |
| GRANTOR: ANDREWS WANDA G | | | | | | |
| GRANTEE: ADDISON JUDITH W | | | | | | |
| 1255/1101 | 8/27/2004 | WD | U | I | 06 | 31,000 |
| GRANTOR: ANDREWS WANDA G | | | | | | |
| GRANTEE: ADDISON JUDITH W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W4 UOP=[YR=2021] N10 W46 S10 E46$ W48 S30 E10
FOP=[YR=2004] S8E19 N8 W19$ E42 N30$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 40 | 1,728 | |
| 7 | 0510 | GARAGE WD- | 0 | 100 | 26 | 24 | 624.00 | SF | 35.00 | 35.00 | 100 | 2009 | 2009 | 3 | 60 | 13,104 | |
| 8 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 2009 | 2009 | 3 | 45 | 3,888 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,720

| 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 | 000102 | C | SFR/MH | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.80 | 30,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 03/24/2022 BY TWA Total Acres: 1.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS