IN OR 1722/442
2000 FLEE DW/MH

GUINN JOHN
96434 SWEETBRIAR LANE
YULEE, FL 32097

2023

01-1N-24-0000-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

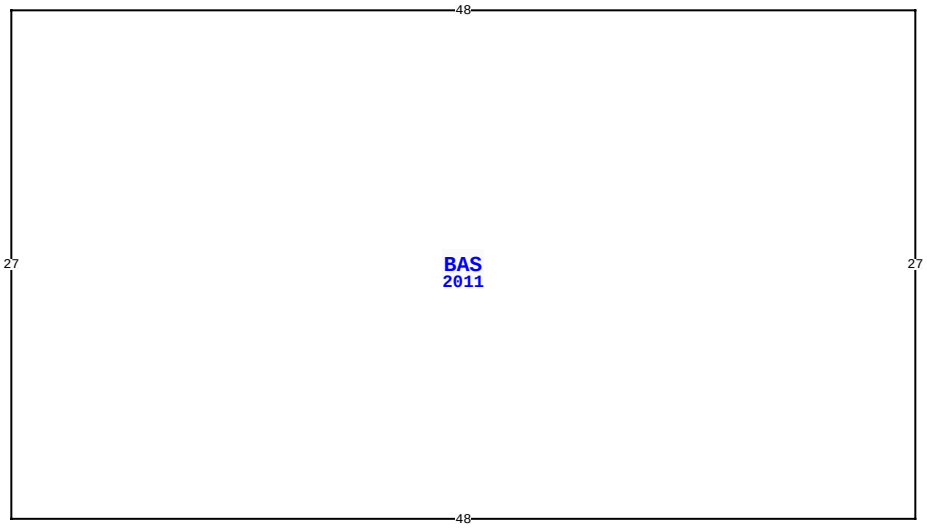
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	58,824
TOTALS	1,296		1,296	58,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	135.0800	94.56	122,550	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



44632 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	58,824
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	89,400
SOH/AGL Deduction	12,357
ASSESSED VALUE	77,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,043
TOTAL JUST VALUE	89,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1722/0442	1/28/2011	WD	U	I	11	35,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: GUINN JOHN						
1668/0105	3/22/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GREEN TREE SERVICIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W48 S27 E48 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
1	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1999	1999	3	20	256	
2	1242	WD DECK A	0	0	20	8	160.00	SF	10.00	10.00	100	1999	1999	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 576

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	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS