IN OR 767/65
R673150 & R673151
EX R/W OR 991/1203

GRIFFIN JEANNE G BRAY
447555 US HWY 301
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

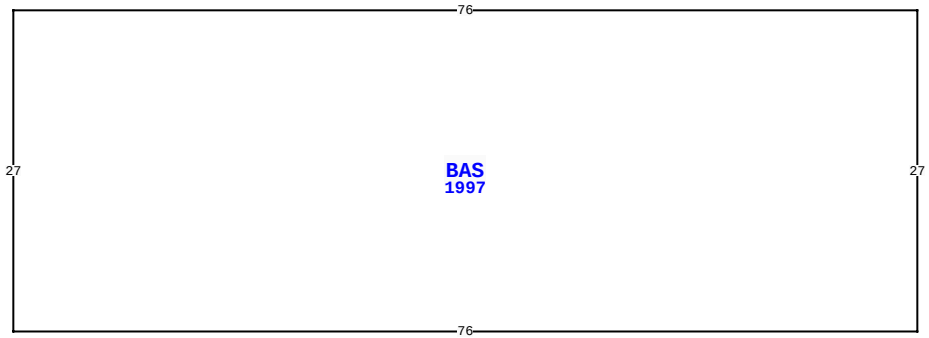
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	87,540
TOTALS	2,052		2,052	87,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1998 Heated Area: 2052 HX Base Yr 1998



447555 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,540
TOTAL MARKET OB/XF VALUE		3,896
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		132,836
SOH/AGL Deduction		67,094
ASSESSED VALUE		65,742
TOTAL EXEMPTION VALUE	HX HB	40,742
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971698	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0767/0065	7/31/1996	QC	U	I	06	3,700
GRANTOR: BRAY CURTIS W JR						
GRANTEE: BRAY JEANNE G						
0511/0763	2/25/1987	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S27 E76 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	0681	POLE SHED	0	100	13	19	247.00	SF	15.00	15.00	100	1980	1980	3	20	741	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
3	0751	UOP	0	100	8	20	160.00	SF	10.00	10.00	100	1980	1980	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,896

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	0004	OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,400							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 1.38 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 08/02/2023 BY SYS