IN OR 2377/1374
EX R/W OR 1035/1335

HERREN TYLER &/DRIGGERS HANNAH KAY
447689 US HWY 301
CALLAHAN, FL 32011

**2023**

**01-1N-24-0000-0003-0120**

## 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 | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 |

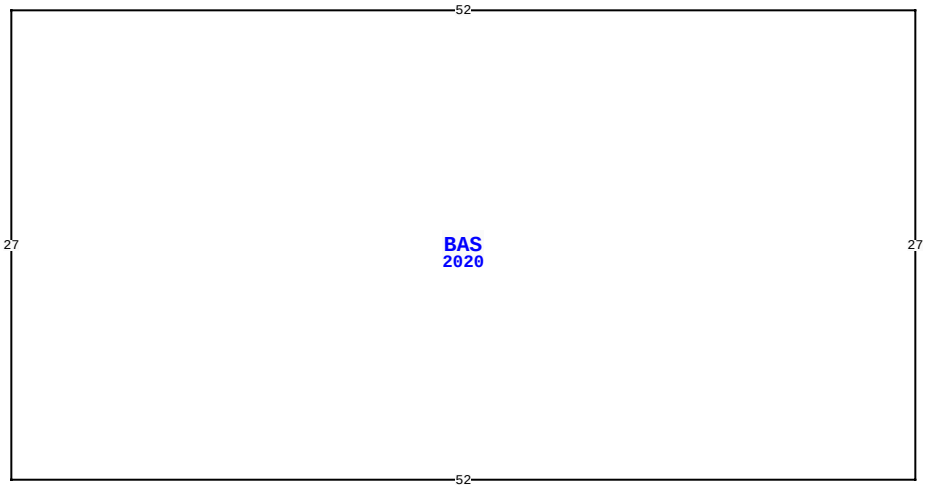
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,404 | 100 | 1,404 | 123,750 |
| TOTALS | 1,404 | | 1,404 | 123,750 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 128.4800 | 89.94 | 126,276 | 2015 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

3 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021




447689 US HWY 301, CALLAHAN

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 123,750 |
| TOTAL MARKET OB/XF VALUE | | 3,015 |
| TOTAL LAND VALUE - MARKET | | 36,000 |
| TOTAL MARKET VALUE | | 162,765 |
| SOH/AGL Deduction | | 35,908 |
| ASSESSED VALUE | | 126,857 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 76,857 |
| TOTAL JUST VALUE | | 162,765 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 123,162 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH155646 | MH MOVE-ON | 0 | 06/30/2015 |
| MHU95950 | MH MOVE-ON | 0 | 06/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2377/1374 | 7/20/2020 | WD | Q | I | 01 | 165,200 |
| GRANTOR: MILLER DWAINE K | | | | | | |
| GRANTEE: HERREN TYLER & HANN | | | | | | |
| 2377/1372 | 7/06/2020 | WD | U | I | 11 | 100 |
| GRANTOR: HIGGINBOTHAM NORWOOD | | | | | | |
| GRANTEE: MILLER DWAINE K | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 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 | 20 | 20 | 400.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,200 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 21 | 8 | 168.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 21 | 353 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 16 | 12 | 192.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 32 | 922 | |
| 8 | 1242 | WD DECK A | 0 | 100 | 12 | 10 | 120.00 | SF | 5.00 | 5.00 | 100 | 2019 | 2019 | 3 | 90 | 540 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,015

| 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 | 000115 | C | SFR ACRES | 100 | 0004 | OR | 0.00 | 0.00 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 36,000 | | | | | | | |

REVIEW DATE 03/03/2020 BY TWA Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS