IN OR 835/171 1996 REDM DW/MH
EX R/W OR 999/959

TYNER JERRY ALLEN EST
C/O MELANIE MARIE TYNER, 447636 US HWY 301
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 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	03	Quality Level 03

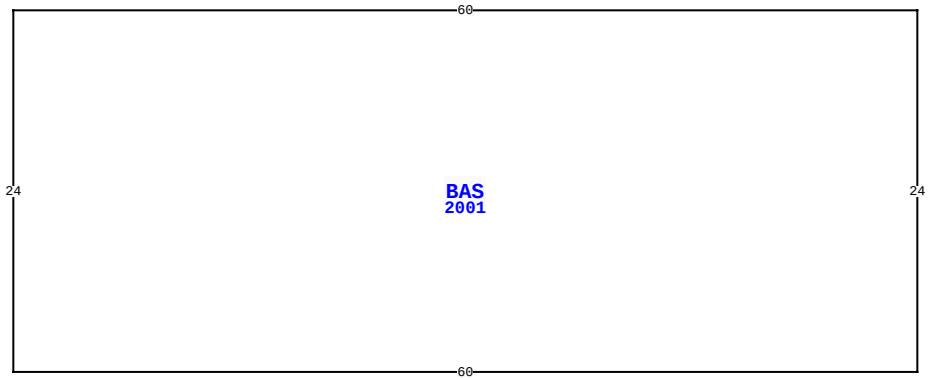
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	60,379
TOTALS	1,440		1,440	60,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	119.8000	83.86	120,758	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2002 Heated Area: 1440 HX Base Yr 2002



447636 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		60,379
TOTAL MARKET OB/XF VALUE		540
TOTAL LAND VALUE - MARKET		42,480
TOTAL MARKET VALUE		103,399
SOH/AGL Deduction		52,695
ASSESSED VALUE		50,704
TOTAL EXEMPTION VALUE	HX HB VX WX	35,704
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		103,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013414	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0171	5/26/1998	WD	Q	V		18,000

GRANTOR: PARRISH JAMES HOWARD
GRANTEE: TYNER JERRY ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S24 E60 N24$.

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	100	12	12	144.00	SF	7.50	7.50	100	2010	2010	3	50	540	

LAND DESCRIPTION

TOTAL OB/XF 540

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		0.00	0.00	1.77	AC		1.00	1.00	0.80	30,000.00	24,000.00	42,480							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 1.77 Total Land Value: 42,480 Market: 0 Agricultural: 0 Common: 42,480 PRINTED 08/02/2023 BY SYS