PT SEC 1-1N-24E LYING SE OF US
HWY 301 IN OR 2190/1527
ESMT IN OR 575/309

ARMSTRONG CHRISTOPHER & TRACI
44101 COTTONTAIL TRAIL
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0390

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

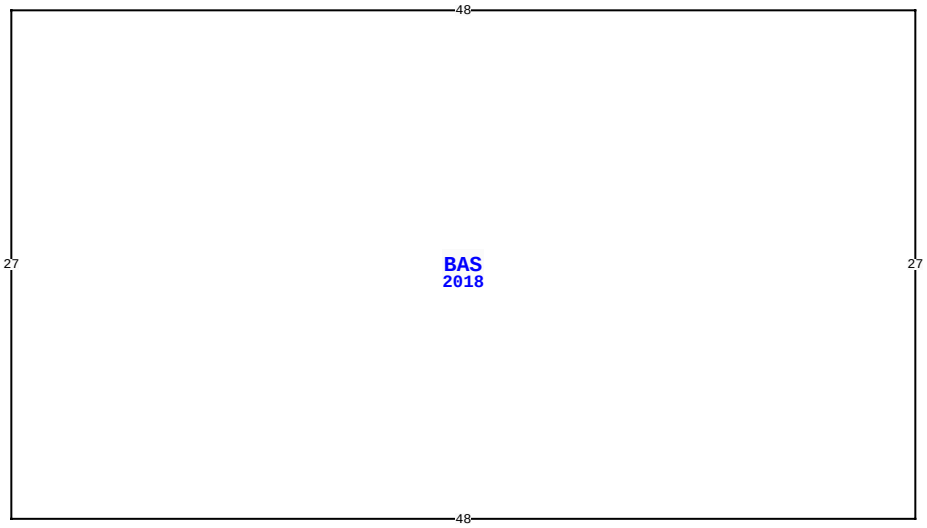
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	99,973
TOTALS	1,296		1,296	99,973

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	116.0000	81.20	105,235	2018	2018	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2019 Heated Area: 1296 HX Base Yr 2019



44101 COTTONTAIL TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,973
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,300
TOTAL MARKET VALUE		142,273
SOH/AGL Deduction		54,138
ASSESSED VALUE		88,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,135
TOTAL JUST VALUE		142,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009093	CO ISSUED	0	09/06/2018
18008225	MH MOVE-ON	0	08/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2190/1527	4/17/2018	WD	U	V	11	100

GRANTOR: HIGGINBOTHAM NORWOOD

GRANTEE: ARMSTRONG CHRISTOPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] 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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,300							

REVIEW DATE 12/13/2018 BY TW Total Acres: 1.41 Total Land Value: 42,300 Market: 0 Agricultural: 0 Common: 42,300 PRINTED 08/02/2023 BY SYS