

LOT 3
EX R/W OR 1004/798
QUAIL RIDGE FARMS PB 6/143

COLDWATER ALLEN M/COLDWATER MICHAEL A
447648 US HWY 301
CALLAHAN, FL 32011

2023

01-1N-24-1790-0003-0000



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	768	100	768	28,340
TOTALS	768		768	28,340

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	1242	WD DECK A
4	0681	POLE SHED

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	768	114.6000	80.22	61,609	1999	1999	0	0	54.00	46.00
1 M/H 94+ - 100% - 2003 Heated Area: 768 HX Base Yr 2003											
BAS 2002											

447648 US HWY 301, CALLAHAN	06/13/2023	MLU
-----------------------------	------------	-----

TOTAL OB/XF											
2,035											

TOTAL OB/XF											
2,035											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 59,196											
TOTAL MARKET OB/XF VALUE 2,035											
TOTAL LAND VALUE - MARKET 58,200											
TOTAL MARKET VALUE 119,431											
SOH/AGL Deduction 47,380											
ASSESSED VALUE 72,051											
TOTAL EXEMPTION VALUE HX HB 47,051											
BASE TAXABLE VALUE 25,000											
TOTAL JUST VALUE 119,431											
NCON VALUE 30,856											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 74,309											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016219	CARPORT	49,863	10/28/2022
MH003141	MH MOVE-ON	0	07/01/2000

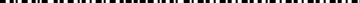
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/0451	2/08/2020	QC	U	I	11	100	
GRANTOR: ROJICS PEGGY JO							
GRANTEE: COLDWATER ALLEN M &							
1100/1646	12/13/2002	WD	U	I	07	100	
GRANTOR: WHITEHEAD ERIC & JAMI							
GRANTEE: COLDWATER ALLEN M E							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2002] W48 S16 E48 N16 \$.											

COLDWATER ALLEN M/COLDWATER MICHAEL A
447648 US HWY 301
CALLAHAN, FL 32011

2023

[illegible]