

IN OR 1999/844
1998 FLEET SW/MH
PAR 4-3 SEC 2 & PAR 1-4 SEC 3

WILLIAMS JAMES M & CATHY L
36127 MATT DYLAN DR
CALLAHAN, FL 32011

2023

02-2N-24-0000-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,176	100	1,176	59,948
FOP	40	30	12	612

TOTALS	1,216		1,188	60,559
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0751	UOP	0	0	8	14	112.00	SF	4.40	4.40	
2	0680	POLE SHED	0	0	36	12	432.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,188	134.8600	94.40	112,147	1998	2003	0	0	0	46.00	54.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1176 HX Base Yr													

452420 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
3,723													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Dist:		BUILDING MARKET VALUE	
BUILDING MARKET VALUE		60,559	
TOTAL MARKET OB/XF VALUE		3,723	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		94,282	
SOH/AGL Deduction		24,669	
ASSESSED VALUE		69,613	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		69,613	
TOTAL JUST VALUE		94,282	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,829	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982206	MH MOVE-ON	0	05/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V I	RSN CD	SALE PRICE
1999/0844	7/30/2015	WD	Q	I 01	50,000
GRANTOR: LAYDEN JOHNNIE F					
GRANTEE: WILLIAMS JAMES MATT					
1401/1674	4/05/2006	QC	U	I 01	100
GRANTOR: LAYDEN JOHNNIE F & MA					
GRANTEE: LAYDEN JOHNNIE F					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W76 S16 E36 FOP=[YR=1998] E8 N5 W8 S5\$ N5 E8 S5 E32 N16\$.											