PT OF SW1/4
IN OR 1866/1819
1995 SKYL TW/MH

SHAW LEWIS
45349 5TH AVENUE
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0310

NASSAU COUNTY PROPERTY

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 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	06	Quality Level 06

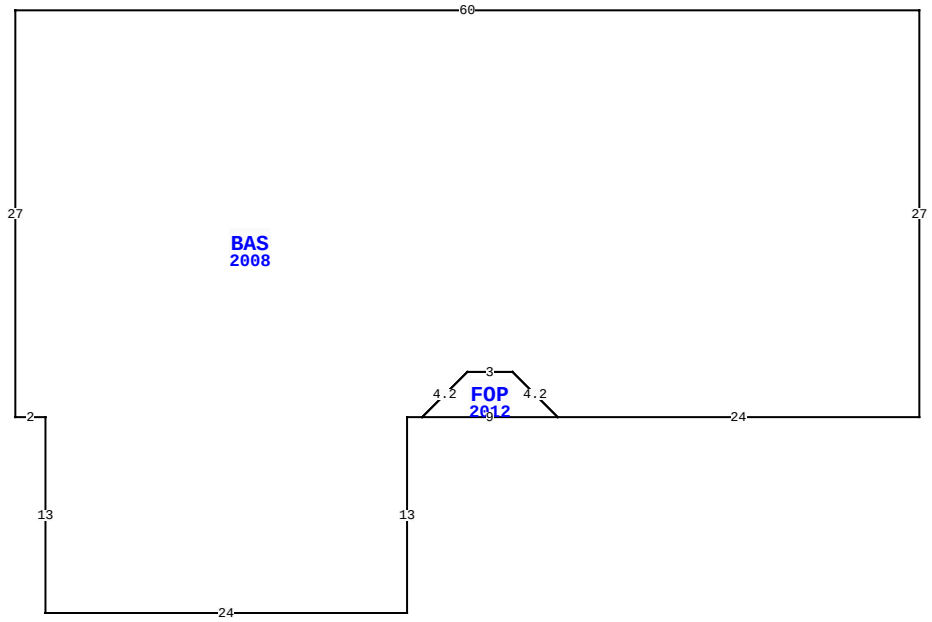
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	100,793
FOP	18	30	5	263
TOTALS	1,932		1,919	101,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,919	163.5400	114.48	219,687	1995	1999	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 1914 HX Base Yr



54426 CRAVEY RD, CALLAHAN

BLD DATE	04/14/2009 RK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	101,056
TOTAL MARKET OB/XF VALUE	3,780
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	139,836
SOH/AGL Deduction	62,626
ASSESSED VALUE	77,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,210
TOTAL JUST VALUE	139,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94627	MH MOVE-ON	0	10/01/1994
8814	MH MOVE-ON	21,000	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/1819	5/28/2013	SW	Q	I	02	42,500
GRANTOR: MAGNETAR FINANCIAL LL						
GRANTEE: SHAW LEWIS						
1829/1725	12/14/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RESIDENTIAL MORTGAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E2 S13 E24 N13 E1 FOP=[YR=2012] E9 L3 U3 W3 D3 L3 $ U3 R3 E3 D3 R3 E24 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
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1998	1998	3	27	3,780	

LAND DESCRIPTION

TOTAL OB/XF 3,780

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	000102	C	SFR/MH	0	0006	OR	150.00	290.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/23/2018 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS