

IN OR 451 PG 591
PARCEL 4-5 IN SEC 3 &
PARCEL 1-1 IN SEC 4

KELLOGG WANDA D
PO BOX 1365
CALLAHAN, FL 32011-1365

2023

03-2N-23-0000-0004-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	05	AVERAGE 100	0800	02	2,304	122.8000	85.96	198,052	2006	2011	0	0	0	30.00	70.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 0														Heated Area: 2280										HX Base Yr									
Roof Cover	12	MODULAR MT 100	10 8 FOP 2006 10 8 52 24 BAS 2006 30 76																																	
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 70																																		
Interior Floo	08	SHT VINYL 30																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		4 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories	1.	1. 100																																		
Units		0 100																																		
BUD8 Adjustme	06	DIST 1D 100																																		
Quality			03	Quality Level 03																																
DOR CODE			0200 MOBILE HOME																																	
MAP NUM			MKT AREA												09																					
NEIGHBORHOOD/LOC			9001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,280	100	2,280	137,192																																
FOP	80	30	24	1,444																																
TOTALS			2,360	2,304	138,636																															
EXTRA FEATURES			25134 CR 121, HILLIARD																																	
L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																					
2	1242	WD DECK A	0 100	14	10	140.00	SF	10.00	10.00	100	2013	2013	3	65	910																					
LAND DESCRIPTION			TOTAL OB/XF												2,730																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000																			
REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS																																				

VALUATION BY				STANDARD											
Tax Group: 6				Tax Dist:											
BUILDING MARKET VALUE				138,636											
TOTAL MARKET OB/XF VALUE				2,730											
TOTAL LAND VALUE - MARKET				190,000											
TOTAL MARKET VALUE				331,366											
SOH/AGL Deduction				191,649											
ASSESSED VALUE				139,717											
TOTAL EXEMPTION VALUE				HX HB WX 55,000											
BASE TAXABLE VALUE				84,717											
TOTAL JUST VALUE				331,366											
NCON VALUE				0											
INCOME VALUE															
PREVIOUS YEAR MKT VALUE				192,558											
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
E0617436				ELEC OTHER				0				06/01/2006			
E17264				ELEC OTHER				0				05/01/2006			
M11467				MECH OTHER				0				05/01/2006			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE			
0451/0591		4/01/1985		WD		Q		V				24,500			
GRANTOR:															
GRANTEE:															
0287/0282		3/01/1979		WD		Q		V				13,000			
GRANTOR:															
GRANTEE:															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=2006;ORIG=0,0] W24 W52 S30 E76 N30 \$															
FOP=[YR=2006;ORIG=-24,0] N8 W10 S8 E10 \$															