PT OF NE1/4 HMMT 2003 DW/MH
L/E OR 1901/1430
EX R/W IN OR 236/677

EVERS JANICE L/E/
452665 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

03-2N-24-0000-0002-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

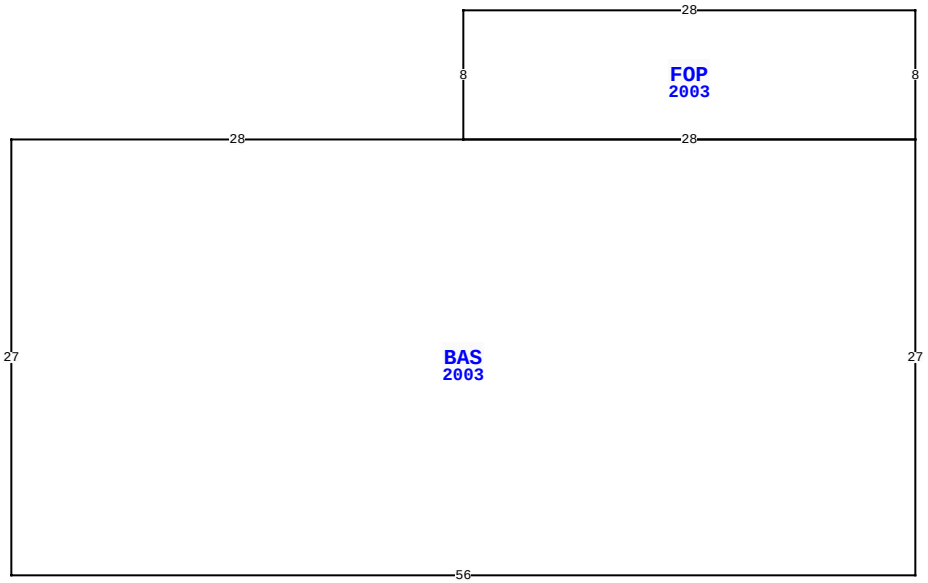
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	80,105
FOP	224	30	67	3,549
TOTALS	1,736		1,579	83,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,579	140.1600	98.11	154,916	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2003 Heated Area: 1512 HX Base Yr 2003



452665 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		83,655
TOTAL MARKET OB/XF VALUE		13,714
TOTAL LAND VALUE - MARKET		157,280
TOTAL MARKET VALUE		254,649
SOH/AGL Deduction		120,574
ASSESSED VALUE		134,075
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		79,075
TOTAL JUST VALUE		254,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971747	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1430	1/21/2014	QC	U	I	11	100

GRANTOR: EVERS JANICE
GRANTEE: ROBERTS KRIS A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W28 S8 BAS=[YR=2003] W28 S27 E56 N27 W28$ E28 N8$.

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
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	32	6,451	
4	0812	CONCRETE C	0	100	0	0	1,182.00	SF	4.00	4.00	100	2003	2003	3	84	3,972	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
6	0462	ST/AL FNC	0	100	12	4	48.00	SF	10.00	10.00	100	2005	2005	3	44	211	

LAND DESCRIPTION

TOTAL OB/XF 13,714

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	0006	OR	0.00	0.00	9.83	AC		1.00	1.00	1.00	16,000.00	16,000.00	157,280							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 9.83 Total Land Value: 157,280 Market: 0 Agricultural: 0 Common: 157,280 PRINTED 08/02/2023 BY SYS