PT OF SW1/4 OF NE1/4
IN OR 1729/1990
2014 TOWNHOUSE DW/MH

GRAF JAMES R
452429 OLD DIXIE HWY
CALLAHAN, FL 32011

**2023**

**03-2N-24-0000-0002-0060**

## 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 | 08 | SHT VINYL 100 |
| 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 | 04 | Quality Level 04 |

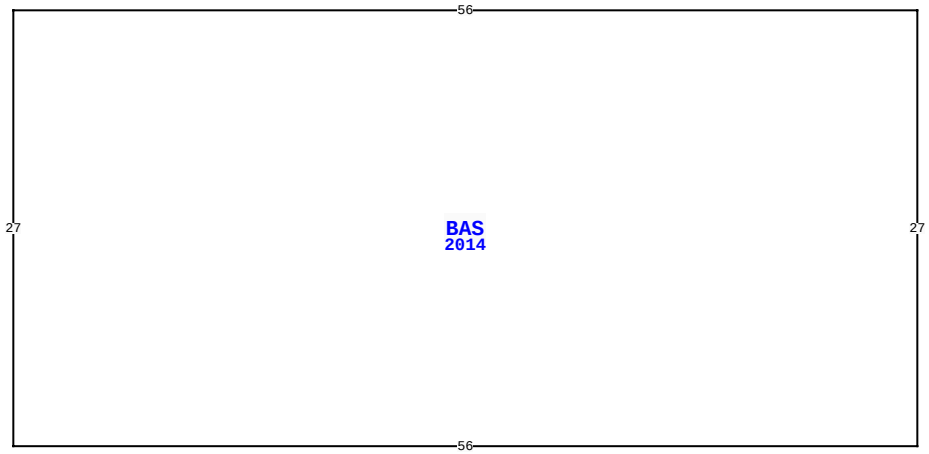
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 106,178 |
| TOTALS | 1,512 | | 1,512 | 106,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,512 | 125.4000 | 87.78 | 132,723 | 2014 | 2014 | 0 | 0 | 0 | 20.00 | 80.00 |

1 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015




452429 OLD DIXIE HWY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 106,178 |
| TOTAL MARKET OB/XF VALUE | | 33,696 |
| TOTAL LAND VALUE - MARKET | | 176,700 |
| TOTAL MARKET VALUE | | 316,574 |
| SOH/AGL Deduction | | 168,446 |
| ASSESSED VALUE | | 148,128 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 98,128 |
| TOTAL JUST VALUE | | 316,574 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 182,100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429399 | ADDITION | 10,811 | 10/01/2014 |
| 1429337 | ADDITION | 46,332 | 09/01/2014 |
| MH145572 | CO ISSUED | 0 | 07/11/2014 |
| E1427767 | NEW CONSTR | 0 | 06/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2264/0349 | 3/25/2019 | QC | U | I | 11 | 100 |
| GRANTOR: GRAF HOLLY H | | | | | | |
| GRANTEE: GRAF JAMES R | | | | | | |
| 1729/1990 | 3/10/2011 | WD | Q | V | 01 | 48,800 |
| GRANTOR: BUCCELLA CAROL A & MA | | | | | | |
| GRANTEE: GRAF JAMES R & HOLL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W56 S27 E56 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 100 | 60 | 32 | 1,920.00 | SF | 22.50 | 22.50 | 100 | 2014 | 2014 | 3 | 78 | 33,696 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,696

| 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 | 0007 | OR | 0.00 | 0.00 | 11.78 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 176,700 | | | | | | | |

REVIEW DATE 02/06/2019 BY TWA Total Acres: 11.78 Total Land Value: 176,700 Market: 0 Agricultural: 0 Common: 176,700 PRINTED 08/02/2023 BY SYS