IN OR 1792/1807
ESMT OR 1812/249
1981 SOUTHERN DW/MH

DAVIS JOEL L & KRISTY L
35742 QUAIL RD
CALLAHAN, FL 32011

2023

03-2N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	0	0 100
Units		0 100
Quality	03	Quality Level 03

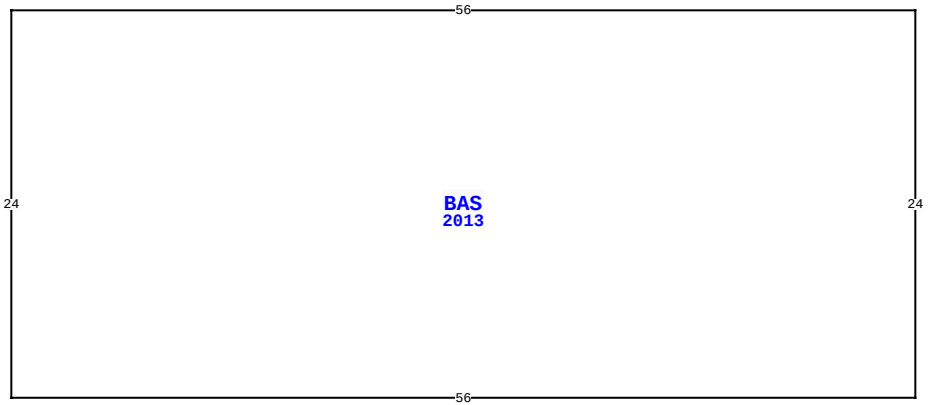
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	32,183
TOTALS	1,344		1,344	32,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	122.8000	79.82	107,278	1981	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



56695 DAVIS RD, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	32,183
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	146,400
TOTAL MARKET VALUE	178,583
SOH/AGL Deduction	0
ASSESSED VALUE	178,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,583
TOTAL JUST VALUE	178,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125429	CO ISSUED	0	10/10/2012
E25347	MH M	0	08/01/2012
M17532	H/AC	0	08/01/2012
MH5429	MH MOVE-ON	0	08/01/2012
P16068	MH	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1792/1807	5/11/2012	WD	U	V	30	100

GRANTOR: DAVIS KERRY L & CECIL
GRANTEE: DAVIS JOEL L & KRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S24 E56 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	9.15	AC		1.00	1.00	1.00	16,000.00	16,000.00	146,400							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 9.15 Total Land Value: 146,400 Market: 0 Agricultural: 0 Common: 146,400 PRINTED 08/02/2023 BY SYS