

IN OR 1792/1836
2001 MERT DW
EX 5-15

ANDERS JACK D
P O BOX 1359
CALLAHAN, FL 32011

2023

04-1N-23-0000-0005-0120



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,199	100
DCK	48	15
FSP	228	60
TOTALS	2,475	2,343

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,343	141.1200	98.78	231,442	2001	2001	0	0	50.00	50.00
1 M/H 94+ - 100% - 2011 Heated Area: 2199 HX Base Yr 2011											
2450 ECLIPSE WAY, HILLIARD											
BLD DATE 05/19/2023 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				115,721			
TOTAL MARKET OB/XF VALUE				11,598			
TOTAL LAND VALUE - MARKET				391,825			
TOTAL MARKET VALUE				519,144			
SOH/AGL Deduction				336,017			
ASSESSED VALUE				183,127			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				133,127			
TOTAL JUST VALUE				519,144			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				298,470			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	28	10	280.00	SF	6.50	6.50	100	2001
2	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	2001
3	0510	GARAGE WD-	0 100	26	18	468.00	SF	19.60	19.60	100	2001
4	0350	CARPORT WD	0 100	71	12	852.00	SF	13.00	13.00	100	2001
9	0681	POLE SHED	0 100	48	11	528.00	SF	15.00	15.00	100	2000
11	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	27.60	AC	1.00
2	009530	C	POND	0			0.00	0.00	2.17	AC	1.00
TOTAL OB/XF 11,598											
REVIEW DATE 08/07/2018 BY TWX											