

CARROLL CLIFFORD W L/E/
540960 US HWY 1
CALLAHAN, FL 32011

2023

04-1N-25-2760-0002-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

2503MOD METAL 100
GABLE/HIP 100

RooF Cover
Interior Wall
Interior Floo
Air Condition
Heating Type
Bedrooms

0304COMP SHNGL 100
PLYWOOD 100
ASPH TILE 100
CENTRAL 100
FORCED AIR 100
2 100

Bathrooms
Frame
Stories

1 100
02 WOOD FRAME 100
1. 1. 100

Units
BUD8 Adjustme

0 100
06 DIST 1D 100

Quality

03 Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8028.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

88010088015,6169607067211,925402510178

TOTALS

1,8801,56227,718

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

10510GARAGE WD-010040291,160.00SF35.0035.00100197519753208,120

20940SHEDS/PORT0100129108.00SF30.0030.0010019801980320648

30510GARAGE WD-010030401,200.00SF35.0035.001002000200032912,180

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD T DPTH FACT% CONDTOT ADJUNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000004RM0.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE07/25/2022BYKBA

Total Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,56291.000059.1592,3921965196500070.0030.00

1 M/H 93- - 100% - 0Heated Area: 880HX Base Yr

BAS1993UEP1993UOP1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUETOAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

27,71820,94835,00083,66646,43237,23430,0007,23483,666061,938

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / I RSN CD SALE PRICE

2256/14372/15/2019QC U I 11100

GRANTOR: CARROLL CLIFFORD WGRANTEE: CARROLL CLIFFORD W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S20 E8 UEP=[YR=1993] S32 E30 N32 W30\$ E34UOP=[YR=1993] E4 N10 W4 S10\$ N10 E4 N10\$.