PT OF LOTS 5 & 6
IN OR 1524/102
2008 DEST DW/MH

STUDT SHELBY & CINDY R
44088 MCKENDREE DRIVE
CALLAHAN, FL 32011

**2023**

**04-1N-25-2760-0006-0020**

## NASSAU COUNTY PROPERTY



## 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 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 03 | Quality Level 03 |

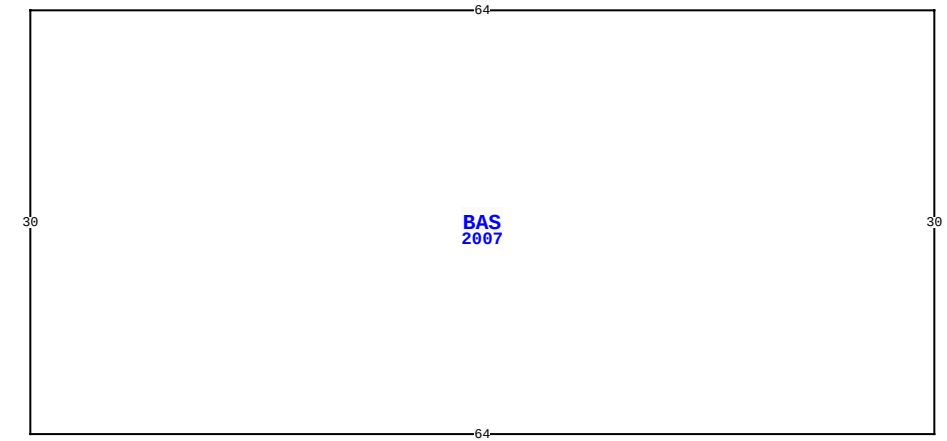
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,920 | 100 | 1,920 | 97,661 |
| TOTALS | 1,920 | | 1,920 | 97,661 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,920 | 117.2000 | 82.04 | 157,517 | 2007 | 2007 | 0 | 0 | 0 | 38.00 | 62.00 |

1 M/H 94+ – 100% - 2008 Heated Area: 1920 HX Base Yr 2008




44088 MCKENDREE DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 97,661 |
| TOTAL MARKET OB/XF VALUE | | 2,660 |
| TOTAL LAND VALUE - MARKET | | 31,500 |
| TOTAL MARKET VALUE | | 131,821 |
| SOH/AGL Deduction | | 49,174 |
| ASSESSED VALUE | | 82,647 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 32,647 |
| TOTAL JUST VALUE | | 131,821 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,315 |

BLDG:1:1: DW MH # DISH0342GA(A/B)
PRMT:1:1: 2007 HOME OF MERIT DWMH 32X64 3/2

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C4956 | CO ISSUED | 0 | 06/01/2007 |
| MH4956 | MH MOVE-ON | 0 | 06/01/2007 |
| E19437 | ELEC OTHER | 0 | 06/01/2007 |
| M12988 | MECH OTHER | 0 | 06/01/2007 |
| P12482 | OTHER | 0 | 06/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1524/0102 | 9/07/2007 | WD | U | I | 01 | 100 |
| GRANTOR: STUDT SHELBY | | | | | | |
| GRANTEE: STUDT SHELBY & CIND | | | | | | |
| 1511/0822 | 7/10/2007 | WD | U | I | 06 | 100 |
| GRANTOR: STUDT SHELLEY & SHELB | | | | | | |
| GRANTEE: STUDT SHELBY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W64 S30 E64 N30$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 76 | 2,660 | |

TOTAL OB/XF 2,660

## LAND DESCRIPTION

| 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.90 | 35,000.00 | 31,500.00 | 31,500 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS