LOT 45 IN OR 1436/1433
GRAY GABLES SUB PB 0/52
1980 VEGA DW/MH

PAGE WILLIAM S & HEATHER R
54735 SPRING LAKE DR
CALLAHAN, FL 32011

2023

04-1N-25-2780-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

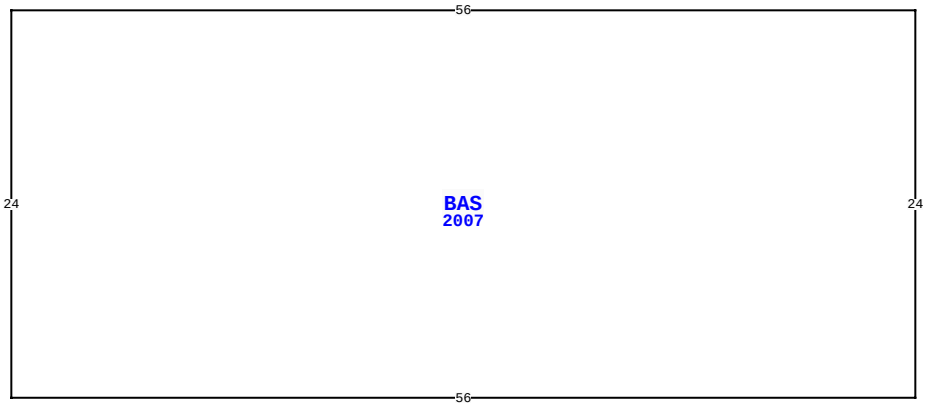
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	30,192
TOTALS	1,344		1,344	30,192

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	115.2000	74.88	100,639	1980	1980	0	0	0	70.00	30.00

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



44044 MIRACLE LN, CALLAHAN

BLD DATE	09/10/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	30,192
TOTAL MARKET OB/XF VALUE	9,558
TOTAL LAND VALUE - MARKET	79,100
TOTAL MARKET VALUE	118,850
SOH/AGL Deduction	41,807
ASSESSED VALUE	77,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,043
TOTAL JUST VALUE	118,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4843	CO ISSUED	0	09/01/2006
E18047	ELEC OTHER	0	09/01/2006
MH4843	MH MOVE-ON	0	09/01/2006
M12070	MECH OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1433	8/14/2006	QC	U	V	01	100

GRANTOR: PAGE WILLIAM LAURENCE
GRANTEE: PAGE WILLIAM S & HE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] 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
1	0940	SHEDS/PORT	0	0	10	6	60.00	SF	21.30	21.30	100	2006	2006	3	31	396	
2	0940	SHEDS/PORT	0	0	14	10	140.00	SF	21.30	21.30	100	2006	2006	3	31	924	
3	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2008	2008	3	90	421	
4	0351	CARPORT MT	0	0	18	26	468.00	SF	10.00	10.00	100	2008	2008	3	40	1,872	
5	0751	UOP	0	0	0	0	120.00	SF	10.00	10.00	100	2008	2008	3	56	672	
6	0810	CONCRETE A	0	0	0	0	854.00	SF	6.50	6.50	100	2013	2013	3	95	5,273	

LAND DESCRIPTION

TOTAL OB/XF 9,558

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	2.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	79,100							

REVIEW DATE 07/29/2019 BY KBA Total Acres: 2.26 Total Land Value: 79,100 Market: 0 Agricultural: 0 Common: 79,100 PRINTED 08/02/2023 BY SYS