

LOT 47 & PT OF ABND R/W
IN OR 1302/1582
RESOLUTION 2002-117

TURBEVILLE NATALIE R
44075 CANAAN WAY
CALLAHAN, FL 32011

2023

04-1N-25-2780-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	0	0 100
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		2,215		100		2,215		101,763	
DCK		960		15		144		6,616	
FOP		65		30		20		919	
						</			

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	0	12	24	288.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.34

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,379	117.2000	82.04	195,173	2004	2004	0	0	0	44.00	56.00	
1 M/H 94+ - 0% - 0													
Heated Area: 2215 HX Base Yr													

44075 CANAAN WAY, CALLAHAN				BLD DATE				LGL DATE		
				XF DATE				LAND DATE		
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
288.00	SF	30.00	30.00	100	2011	2011	3	55	4,752	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		109,297	
TOTAL MARKET OB/XF VALUE		7,867	
TOTAL LAND VALUE - MARKET		81,900	
TOTAL MARKET VALUE		199,064	
SOH/AGL Deduction		39,827	
ASSESSED VALUE		159,237	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		159,237	
TOTAL JUST VALUE		199,064	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,009	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25363	XFOB	11,131	12/01/2011
MH4343	MH MOVE-ON	0	03/01/2004
P7761	NEW CONSTR	0	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1302/1582	3/18/2005	PR U	I	01		100	
GRANTOR: TURBEVILLE NATALIE R							
GRANTEE: TURBEVILLE NATALIE							
1213/1806	3/09/2004	WD Q	V			40,000	
GRANTOR: G & H LAND DEVELOPMEN							
GRANTEE: COOK JACK E							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
DCK=[YR=2008] W60 S16 BAS=[YR=2008] W16 S30 E15 FOP=[YR=2008] E13 N5 W13 S5\$ N5 E13 S5 E48 N30 W60\$ E60 N16 \$.									