PT OF PARCEL A (S-2)
IN OR 2486/1046
EX S-3 2002 FTWD DW/MH

MIRELES DAVID JR
44077 ANN DR
CALLAHAN, FL 32011

2023

04-1N-25-2800-000A-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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

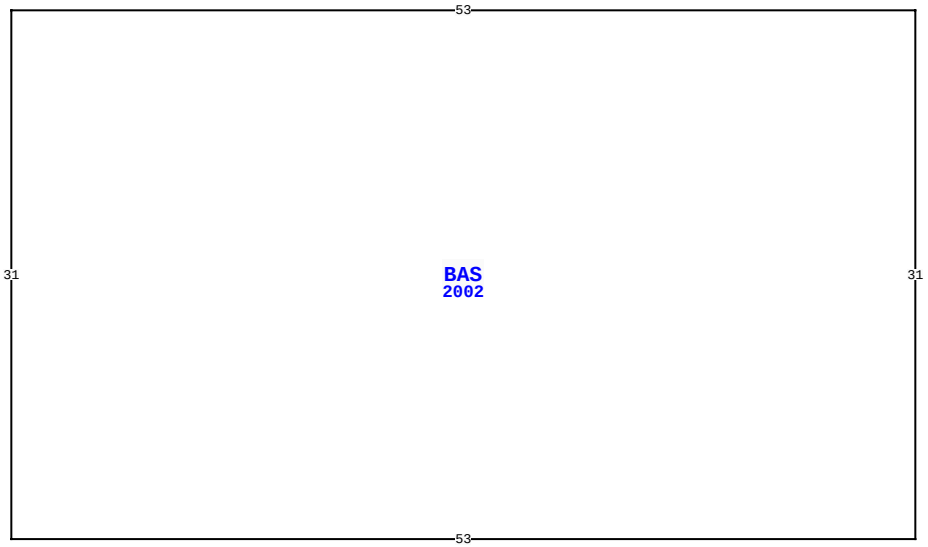
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	1,643	149,651
TOTALS	1,643		1,643	149,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,643	139.9200	97.94	160,915	2002	2017	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 1643 HX Base Yr 2022



44077 ANN 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		149,651
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		32,200
TOTAL MARKET VALUE		182,451
SOH/AGL Deduction		53,096
ASSESSED VALUE		129,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,355
TOTAL JUST VALUE		182,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6635	H/AC	0	01/01/2003
P6288	NEW CONSTR	0	12/26/2002
MH4016	MH MOVE-ON	0	12/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1046	7/23/2021	WD	Q	I	01	200,000
GRANTOR: KERSEY MICHAEL & ASHL						
GRANTEE: MIRELES DAVID JR						
2426/0243	1/14/2021	WD	Q	I	01	95,000
GRANTOR: RUSSELL JAMES C & LAC						
GRANTEE: KERSEY MICHAEL & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W53 S31 E53 N31$.

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
3	1242	WD DECK A	0	100	10	15	150.00	SF	10.00	10.00	100	2004	2004	3	24	360	
4	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2004	2004	3	24	240	

LAND DESCRIPTION

TOTAL OB/XF 600

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	000102	C	SFR/MH	100		RM	0.00	0.00	0.92	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,200							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.92 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 08/02/2023 BY SYS