LOTS 107 & 108
IN OR 1237/402
2005 FTWD DW/MH

WEAKLEY ANGELA
95135 RAINTREE LANE
FERNANDINA BEACH, FL 32034

2023

06-1N-25-199S-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

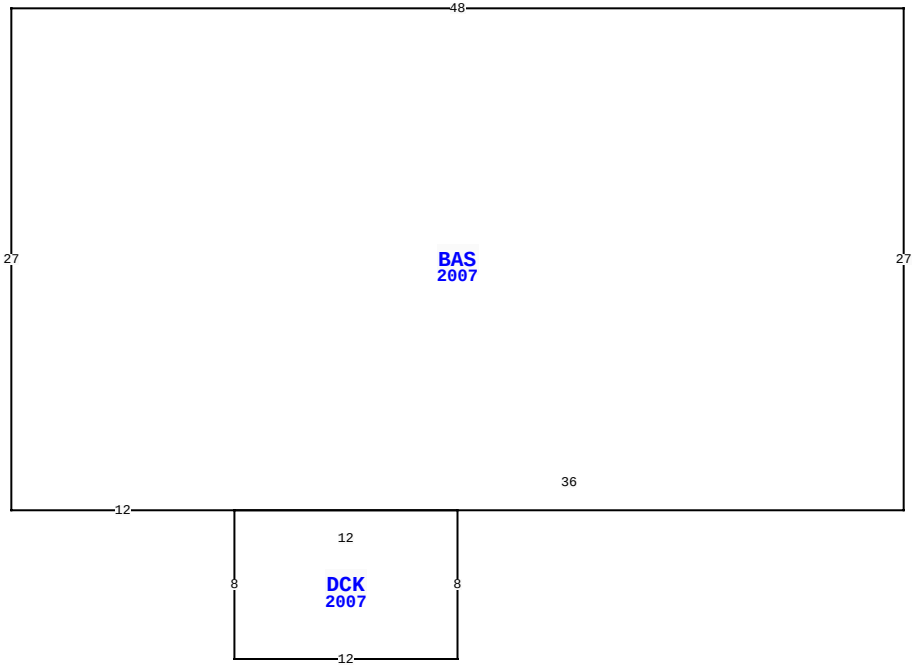
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	61,668
DCK	96	15	14	666
TOTALS	1,392		1,310	62,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,310	117.2000	82.04	107,472	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



BLD DATE	02/29/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

44965 SWALLOWFORK AVE, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	62,334
TOTAL MARKET OB/XF VALUE	1,451
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	143,785
SOH/AGL Deduction	48,124
ASSESSED VALUE	95,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,661
TOTAL JUST VALUE	143,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4454	MH MOVE-ON	0	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1237/0402	6/11/2004	WD	U	V	06	100
GRANTOR: LITTLE KARI L						
GRANTEE: WEEKLEY ANGELA						
1014/0122	10/18/2001	WD	Q	V		14,000
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: LITTLE KARI L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S27 E12 DCK=[YR=2007] S8 E12 N8 W12$ E36 N27$.

EXTRA FEATURES

L N	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	12	20	240.00	SF	19.50	19.50	100	2006	2006	3	31	1,451	

LAND DESCRIPTION

TOTAL OB/XF 1,451

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 09/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS