LOTS 115 & 116
IN OR 1962/194
2001 JACO DW/MH

SNIPES CHARLES H & ANIETA O
44025 MAYHAW LANE
CALLAHAN, FL 32011

**2023**

**06-1N-25-199S-0115-0000**

## BUILDING CHARACTERISTICS

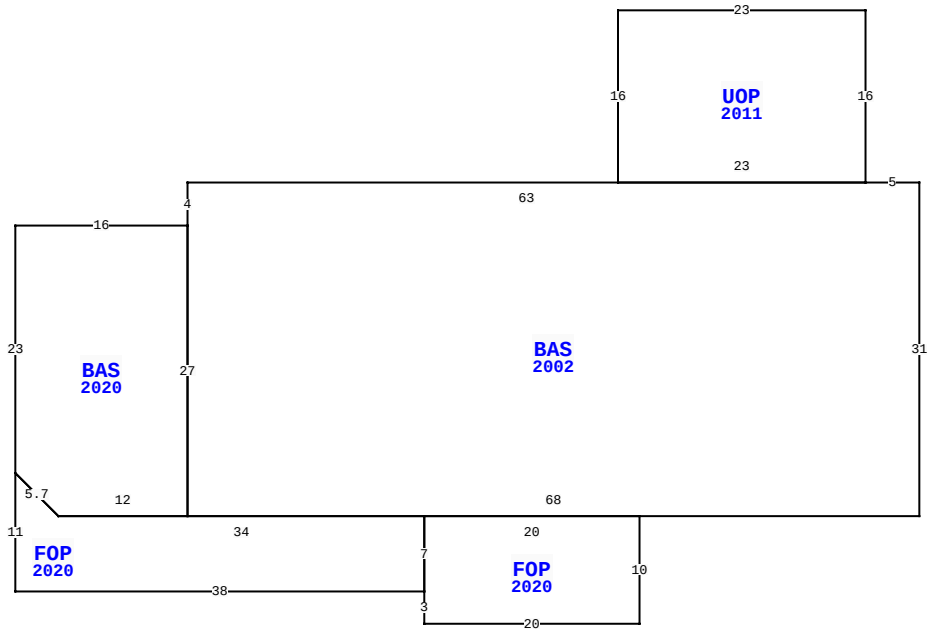
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 2,108 | 100 | 2,108 | 135,976 |
| BAS | 424 | 100 | 424 | 27,350 |
| FOP | 200 | 30 | 60 | 3,871 |
| FOP | 274 | 30 | 82 | 5,290 |
| UOP | 368 | 25 | 92 | 5,934 |
| TOTALS | 3,374 | | 2,766 | 178,420 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,766 | 135.5200 | 94.86 | 262,383 | 2001 | 2010 | 0 | 0 | 0 | 32.00 | 68.00 |

1 M/H 94+ – 100% - 2008 Heated Area: 2532 HX Base Yr




44025 MAYHAW LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/26/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 178,420 |
| TOTAL MARKET OB/XF VALUE | | 16,706 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 275,126 |
| SOH/AGL Deduction | | 12,346 |
| ASSESSED VALUE | | 262,780 |
| TOTAL EXEMPTION VALUE | 13 | 262,780 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 275,126 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 197,298 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17001600 | ADDITION | 40,000 | 08/01/2017 |
| B25066 | ADDITION | 0 | 08/01/2011 |
| E9446 | NEW CONSTR | 0 | 04/01/2002 |
| MH3767 | MH MOVE-ON | 0 | 03/01/2002 |
| M5803 | H/AC | 0 | 03/01/2002 |
| P5426 | NEW CONSTR | 0 | 03/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1962/0194 | 1/05/2015 | QC | U | I | 11 | 100 |
| GRANTOR: SNIPES CHARLES HENRY | | | | | | |
| GRANTEE: SNIPES CHARLES HENR | | | | | | |
| 1500/1940 | 5/24/2007 | WD | Q | I | | 131,900 |
| GRANTOR: MORGAN PATRICIA | | | | | | |
| GRANTEE: SNIPES CHARLES H & | | | | | | |

## BUILDING NOTES

## 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 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 20 | 24 | 480.00 | SF | 3.00 | 3.00 | 100 | 2002 | 2002 | 3 | 21 | 302 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 36 | 12 | 432.00 | SF | 35.00 | 35.00 | 100 | 2002 | 2002 | 3 | 32 | 4,838 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 94.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 93 | 568 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 7 | 9 | 63.00 | SF | 18.30 | 18.30 | 100 | 2008 | 2008 | 3 | 40 | 461 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 14 | 28 | 392.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 56 | 3,293 | |
| 8 | 0681 | POLE SHED | 0 | 100 | 36 | 14 | 504.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 56 | 4,234 | |

## BUILDING DIMENSIONS

BAS=[YR=2002] W5 UOP=[YR=2011] N16 W23 S16 E23$ W63 S4
BAS=[YR=2020] W16 S23 FOP=[YR=2020] S11 E38 FOP=[YR=2020] S3 E20 N10 W20 S7$ N7 W34 U4 L4 $ D4 R4 E12 N27$ S27 E68 N31 $.

## LAND DESCRIPTION

TOTAL OB/XF 16,706

| 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 | 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 06/11/2021 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS