

LOT 170
IN OR 1763/985
1995 FLEE DW/MH

CHAVARRIA VALERIE J
44160 LITTLE LIVE OAK LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0170-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																					
Exterior Wall	30	VINYL 100	0800	02	1,890	123.2000	86.24	162,994	1995	2000	0	0	0	52.00	48.00	VALUATION BY STANDARD																																				
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2012												Heated Area: 1890												HX Base Yr 2012																									
Roof Cover	12	MODULAR MT 100	27 70 27 70 BAS 2002																																																	
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		4 100																																																		
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	1,890	100	1,890	78,237																																																
TOTALS			1,890	1,890	78,237																																															
EXTRA FEATURES					44160 LITTLE LIVE OAK LN, CALLAHAN												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												05/26/2023 MLU											
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765																																					
2	1242	WD DECK A	0 100	0	0	144.00	SF	10.00	10.00	100	2000	2000	3	20	288																																					
3	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256																																					
4	0812	CONCRETE C	0 100	45	26	1,170.00	SF	4.00	4.00	100	2001	2001	3	82	3,838																																					
5	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728																																					
6	0681	POLE SHED	0 100	40	30	1,200.00	SF	15.00	15.00	100	1995	1995	3	24	4,320																																					
LAND DESCRIPTION			TOTAL OB/XF												13,195																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000																																			
REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																																																				