LOTS 176 & 177 2002 FLTWD DW
2002 FLTWD DW
IN OR 1772/833

AVERY BARBARA
44123 WILLOW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0176-0000

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

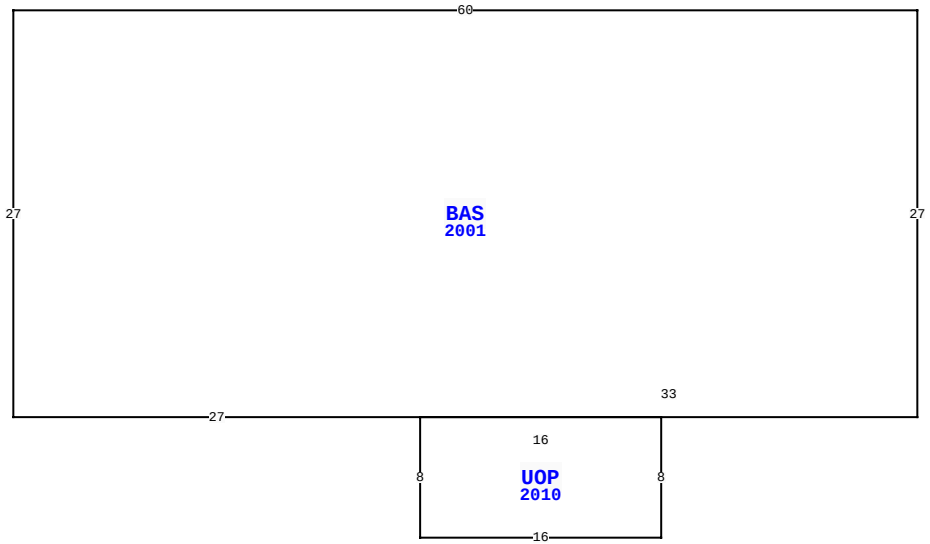
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	66,453
UOP	128	25	32	1,313
TOTALS	1,748		1,652	67,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,652	117.2000	82.04	135,530	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2022 Heated Area: 1620 HX Base Yr 2022



44123 WILLOW LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		67,765
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		150,775
SOH/AGL Deduction		103,628
ASSESSED VALUE		47,147
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,147
TOTAL JUST VALUE		150,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5560	H/AC	0	12/01/2001
8889	NEW CONSTR	0	12/01/2001
MH3690	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/0833	12/29/2011	WD	U	I	11	45,000
GRANTOR: US BANK NA TRUSTEE ET						
GRANTEE: AVERY STEVEN & BARB						
1751/0341	8/15/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E27 UOP=[YR=2010] S8 E16 N8 W16$ E33 N27$.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 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