LOTS 187 & 188
IN OR 1666/1311
1993 MERI DW/MH

SHEARER MATTHEW A
44100 WILLOW LN
CALLAHAN, FL 32011

2023

06-1N-25-199S-0187-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

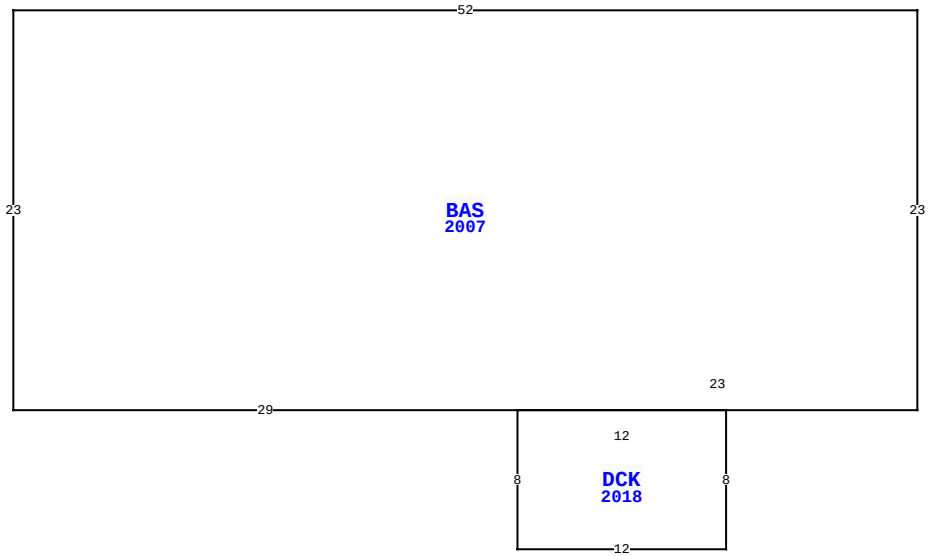
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	39,405
DCK	96	15	14	461
TOTALS	1,292		1,210	39,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,210	115.2000	74.88	90,605	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 1196 HX Base Yr



BLD DATE	03/12/2008	KWJW	LGL DATE
XF DATE			LAND DATE 05/26/2023 MLU
INC DATE			AG DATE

44100 WILLOW LN, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	39,866
TOTAL MARKET OB/XF VALUE	4,147
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	124,013
SOH/AGL Deduction	54,787
ASSESSED VALUE	69,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,226
TOTAL JUST VALUE	124,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013608	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1666/1311	2/22/2010	QC	U	I	11	100
GRANTOR: SHEARER TERESA A						
GRANTEE: SHEARER MATTHEW A						
0980/1602	4/10/2001	WD	Q	V		13,500
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: SHEARER MATTHEW A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S23 E29 DCK=[YR=2018] S8 E12 N8 W12$ E23 N23$.

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	0940	SHEDS/PORT	0	0	24	8	192.00	SF	15.00	15.00	100	2004	2004	3	24	691	
2	0530	STBL WD	0	0	24	16	384.00	SF	22.50	22.50	100	2004	2004	3	40	3,456	

LAND DESCRIPTION

TOTAL OB/XF 4,147

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	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
2	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/16/2020 BY KBP Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS