LOT 195
IN OR 1383/1511
R787665 & R787666

GLOUNER GREGORY D
44059 RED OAK COURT
CALLAHAN, FL 32011

2023

06-1N-25-199S-0195-0000

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

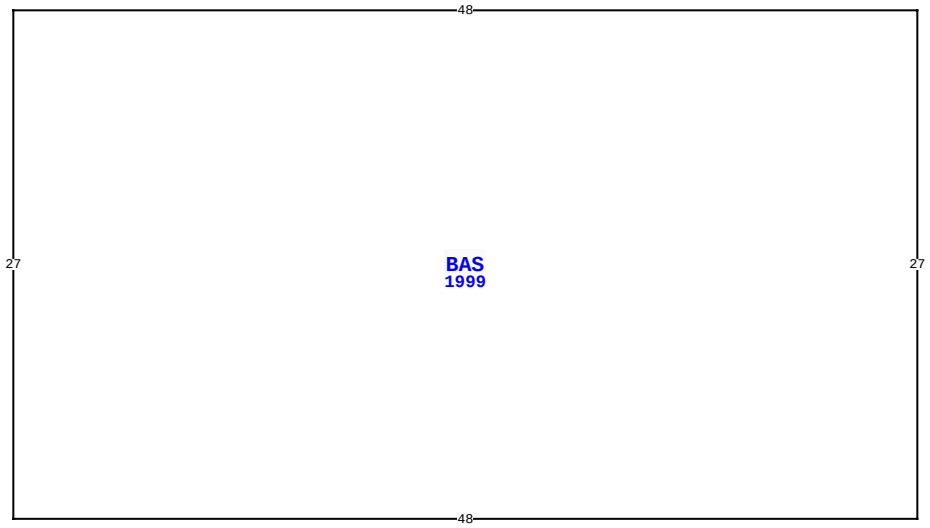
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	42,530
TOTALS	1,296		1,296	42,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	82.04	106,324	1996	1996	0	0	0	60.00	40.00

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



44059 RED OAK CT, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	42,530
TOTAL MARKET OB/XF VALUE	1,002
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	83,532
SOH/AGL Deduction	19,164
ASSESSED VALUE	64,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,368
TOTAL JUST VALUE	83,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1915	MH MOVE-ON	0	12/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/1511	1/23/2006	QC	U	I	01	100
GRANTOR: GLOUNDER RONINA I						
GRANTEE: GLOUNDER GREGORY D						
1320/0937	5/26/2005	QC	U	I	01	100
GRANTOR: GLOUNER RONINNA EDNIE						
GRANTEE: GLOUNER GREGORY & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E48 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	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	1996	1996	3	20	320	
4	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2000	2000	3	20	682	

LAND DESCRIPTION

TOTAL OB/XF 1,002

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							

REVIEW DATE 09/23/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS