

SEEL VALERIE
44189 RED OAK COURT
CALLAHAN, FL 32011

06-1N-25-199S-0203-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1004 1002 100WOOD FRAME 1001.1. 1000 100

CONSTRUCTION

04Quality Level 040200MOBILE 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

1,560

100

1,560

79,104

TOTALS

1,560

1,560

79,104

EXTRA FEATURES

44189 RED OAK CT, CALLAHAN

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

05/04/2020

BY

KBA

Total Acres:

0.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND0800021,560129.360090.55141,258200420040044.0056.00

M/H 94+ - 100% - 2010Heated Area: 1560HX Base Yr 2010

BAS2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

79,104080,000159,10489,40269,70244,70225,000159,1040118,522

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH4490

MH MOVE-ON

0

11/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1651/181012/04/2009WDUUII1296,800GRANTOR: PETENBRINK WILLGRANTEE: SEEL VALERIE1621/18645/27/2009WDUUII12100GRANTOR: SECRETARY OF HOUSINGGRANTEE: PETENBRINK WILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52 S30 E52 N30\$.