LOTS 216 & 217
IN OR 1746/1788
2006 FTWD DW/MH

BRIGMOND WANELL K
44013 LITTLE LIVE OAK DRIVE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0216-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

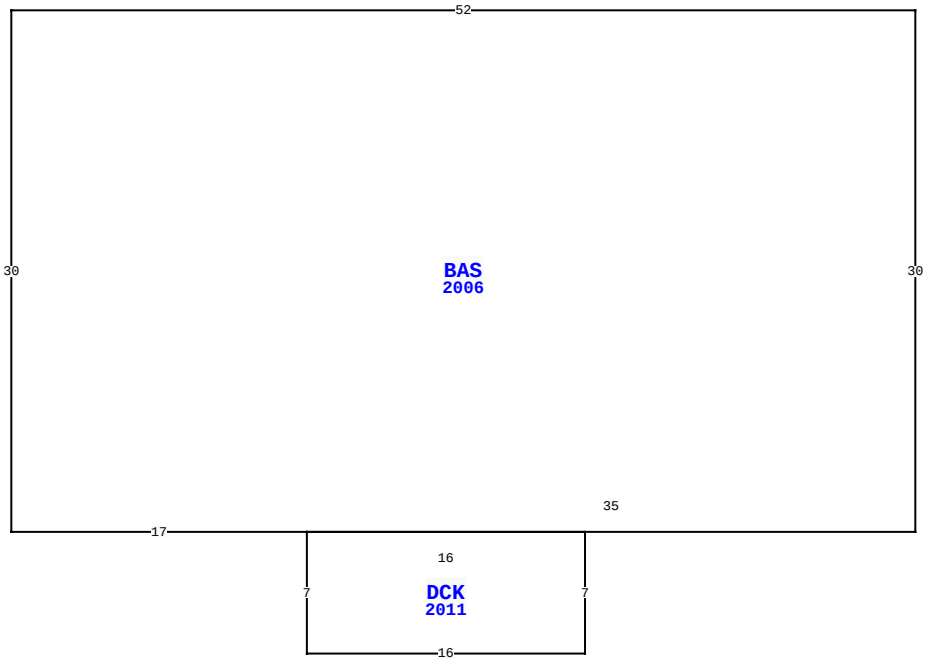
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	76,789
DCK	112	15	17	837
TOTALS	1,672		1,577	77,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,577	117.2000	82.04	129,377	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



BLD DATE	05/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

44013 LITTLE LIVE OAK LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	77,626
TOTAL MARKET OB/XF VALUE	7,979
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	165,605
SOH/AGL Deduction	46,562
ASSESSED VALUE	119,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,043
TOTAL JUST VALUE	165,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16717	ELEC OTHER	0	02/01/2006
MH4732	MH MOVE-ON	0	02/01/2006
M11004	TANKS/BLRS	0	02/01/2006
P10699	OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1746/1788	7/12/2011	WD	U	I	11	48,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRIGMOND WANELL K						
1733/1166	4/08/2011	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E17 DCK=[YR=2011] S7 E16 N7 W16$ E35 N30$.

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	0825	BRICK	0	0	42	3	126.00	SF	12.50	12.50	100	2006	2006	3	97	1,528	
2	0510	GARAGE WD-	0	0	32	11	352.00	SF	26.95	26.95	100	2011	2011	3	68	6,451	

LAND DESCRIPTION

TOTAL OB/XF 7,979

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	2.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS