

LOTS 218 & 219
IN OR 1310/1728
1998 NOBI DW/MH

BENNETT REBECCA L & CHARLES V
44057 LITTLE LIVE OAK LANE
CALLAHAN, FL 32011

2023

06-1N-25-199S-0218-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	984	100	984	46,822
BAS	280	100	280	13,323
DCK	56	15	8	380
UOP	80	25	20	952

TOTALS	1,400		1,292	61,478
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	1243	WD DECK F	0 100	21	12	252.00	SF	8.00	8.00	100	2002

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	LT	

1 M/H 94+ - 100% - 2006

Heated Area: 1264

HX Base Yr 2006

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

TOTAL OB/XF											
423											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						78,574					
TOTAL MARKET OB/XF VALUE						423					
TOTAL LAND VALUE - MARKET						80,000					
TOTAL MARKET VALUE						158,997					
SOH/AGL Deduction						85,388					
ASSESSED VALUE						73,609					
TOTAL EXEMPTION VALUE						HX HB 48,609					
BASE TAXABLE VALUE						25,000					
TOTAL JUST VALUE						158,997					
NCON VALUE						17,096					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						102,167					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004304	GARAGE	103,113	03/18/2022
B11438	XFOB	2,478	07/01/2003
E10422	NEW CONSTR	0	11/01/2002
M6529	H/AC	0	11/01/2002
P6161	NEW CONSTR	0	11/01/2002
MH3978	MH MOVE-ON	0	10/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1310/1728	4/19/2005	WD	Q	I		74,000	
GRANTOR: MACHTLEY TIMOTHY & SH							
GRANTEE: BENNETT REBECCA L &							
1086/1202	10/10/2002	WD	Q	V		17,000	
GRANTOR: HIGGINBOTHAM NORWOOD							
GRANTEE: MACHTLEY TIMOTHY &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W2 DCK=[YR=2009] N8 W7 S8 E7 \$ W19											
BAS=[YR=2009] N14 W20 S14 E20\$ W20 S24 E23 UOP=[YR=2013] S8											
E10 N8 W10\$ E18 N24\$.											

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