

MCGARRY MICHAEL PATRICK/MOSER SEAIRA MARIE
56124 DIXON TRAIL
CALLAHAN, FL 32011

07-2N-26-0000-0002-0010

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units

0305081403043 1002 1000200 1000 1000 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030200MOBILE HOME055001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4041001,404112,087

TOTALS1,4041,404112,087

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10681POLE SHED01002016320.00SF7.507.5010019901990320480

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH10000070.000.001.00AC1.001.001.0045,000.0045,000.0045,000

REVIEW DATE12/09/2021BYKBTotal Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0800021,404115.200080.64113,21920212021001.0099.00

M/H 94+ - 100% - 2022Heated Area: 1404HX Base Yr 2022

BAS2021

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE112,087

TOTAL MARKET OB/XF VALUE480

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE157,567

SOH/AGL Deduction28,635

ASSESSED VALUE128,932

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE78,932

TOTAL JUST VALUE157,567

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE125,177

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2460/09915/08/2021WDQV0125,000

GRANTOR:MORGAN PAMELA J

GRANTEE:MCGARRY MICHAEL PAT

1881/16199/25/2013WDQI0217,000

GRANTOR:US BANK NA TRUSTEE

GRANTEE:MORGAN PAMELA J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S27 E52 N27\$.