BLOCK 6 LOT 3
IN OR 2219/931
R106517 & R106518

SUGGS VALERIE ANN
54233 PLANTATION RD
CALLAHAN, FL 32011

**2023**

**10-1N-25-2880-0006-0030**

## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

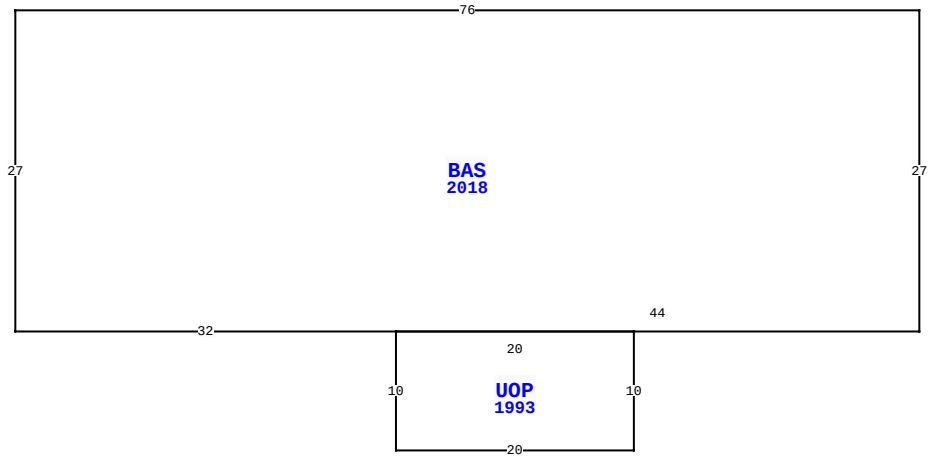
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,052 | 100 | 2,052 | 96,641 |
| UOP | 200 | 25 | 50 | 2,355 |
| TOTALS | 2,252 | | 2,102 | 98,996 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,102 | 116.0000 | 81.20 | 170,682 | 2005 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 2019 Heated Area: 2052 HX Base Yr 2019




54233 PLANTATION RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 98,996 |
| TOTAL MARKET OB/XF VALUE | | 3,656 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 137,652 |
| SOH/AGL Deduction | | 44,002 |
| ASSESSED VALUE | | 93,650 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 38,650 |
| TOTAL JUST VALUE | | 137,652 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,505 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21012062 | REPAIR/RRF | 10,656 | 09/09/2021 |
| 18010030 | CO ISSUED | 0 | 10/02/2018 |
| 18005873 | MH MOVE-ON | 0 | 08/01/2018 |
| 1700642 | DEMOLITION | 100 | 01/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2219/0931 | 8/23/2018 | WD | Q | V | 02 | 35,000 |
| GRANTOR: MILTON CARL R | | | | | | |
| GRANTEE: SUGGS VALERIE ANN | | | | | | |
| 2208/1586 | 4/16/2018 | QC | U | I | 11 | 100 |
| GRANTOR: COLTRAN JOHN & STEPHA | | | | | | |
| GRANTEE: MILTON CARL R | | | | | | |

## BUILDING NOTES

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,652.00 | SF | 2.00 | 2.00 | 100 | 1980 | 1980 | 3 | 35 | 1,856 | |
| 4 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 90 | 1,800 | |

## BUILDING DIMENSIONS

BAS=[YR=2018] W76 S27 E32 UOP=[YR=1993] S10 E20 N10 W20$ E44 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 3,656

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 04/02/2019 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS