BLOCK 6 LOT 8
IN OR 192 PG 288
1996 FLEET SW/MH

MILLER BILLY J/MILLER CLEAVE J ET AL
85196 ROSE MARIE ROAD
YULEE, FL 32097

2023

10-1N-25-2880-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		3 100
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

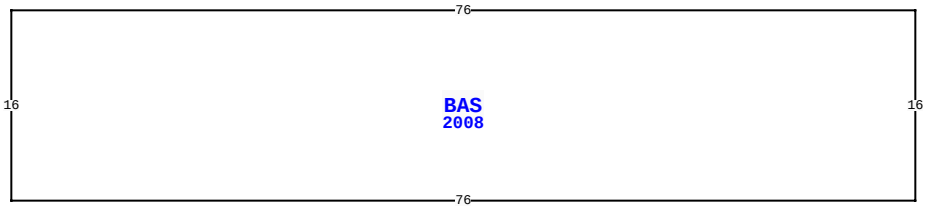
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	39,223
TOTALS	1,216		1,216	39,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	115.2000	80.64	98,058	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



54083 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	39,223
TOTAL MARKET OB/XF VALUE	1,650
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	75,873
SOH/AGL Deduction	0
ASSESSED VALUE	75,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,873
TOTAL JUST VALUE	75,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12338	OTHER	0	05/01/2007
M12852	MECH OTHER	0	04/01/2007
C4930	CO ISSUED	0	01/01/2007
MH074930	MH MOVE-ON	0	01/01/2007
MH961384	MH MOVE-ON	0	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1115	10/15/2022	FJ	U	I	11	0
GRANTOR: MILLER JOE W EST						
GRANTEE: MILLER BILLY J & CL						
0192/0288	1/01/1975	WD	Q	V		4,700
GRANTOR: OSBOURNE GEORGE D JR						
GRANTEE: MILLER JOE W & EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S16 E76 N16 $.

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	19.50	19.50	100	1980	1980	3	20	780	
6	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	2011	2011	3	68	870	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/28/2022 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS