PT OF LOTS 16 & 17 R568141
IN OR 966/555
EX ESMT OR 1077/306

WAGNER GENE A
447393 US HWY 301
CALLAHAN, FL 32011

2023

11-1N-24-2180-0016-0030

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

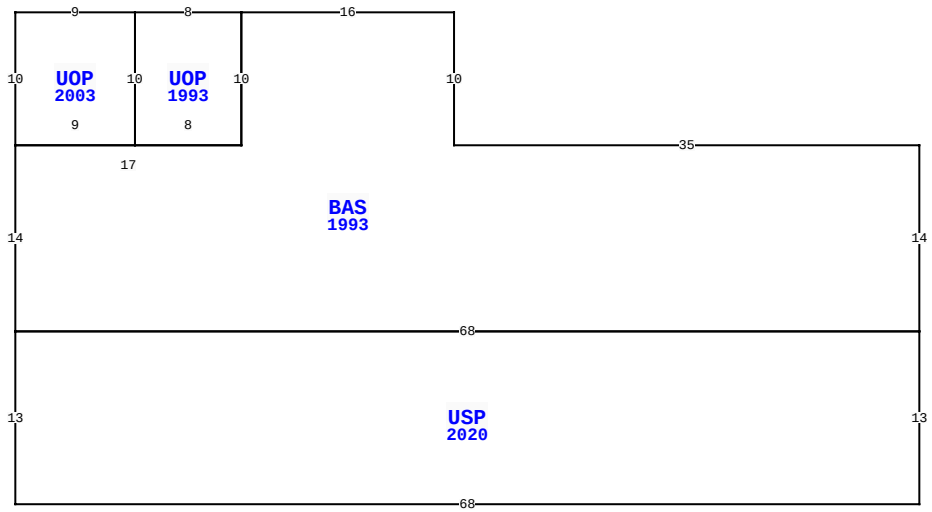
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1,112	24,850
UOP	80	25	20	447
UOP	90	25	22	492
USP	884	50	442	9,878
TOTALS	2,166		1,596	35,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,596	114.6000	74.49	118,886	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1112 HX Base Yr



447393 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,666
TOTAL MARKET OB/XF VALUE	44,258
TOTAL LAND VALUE - MARKET	43,500
TOTAL MARKET VALUE	123,424
SOH/AGL Deduction	23,394
ASSESSED VALUE	100,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,030
TOTAL JUST VALUE	123,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004329	CARPORT	17,822	05/20/2020
B1633584	CARPORT	8,036	12/01/2016
B0311504	GARAGE	59,400	01/03/2003
8922	MH MOVE-ON	7,500	06/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/0555	1/11/2001	WD	U	I	21	50,000
GRANTOR: ANDERSON CARLA W						
GRANTEE: WAGNER GENE A						
0661/0283	6/10/1992	WD	Q	I		18,500
GRANTOR: HARRELL JOHN R						
GRANTEE: WOOD FRANKLIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N10 W16 UOP=[YR=1993] W8 UOP=[YR=2003] W9 S10 E9 N10$ S10 E8 N10$ S10 W17 S14 USP=[YR=2020] S13 E68 N13 W68$ E68 N14$.

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	0350	CARPORT WD	0	0	45	20	900.00	SF	13.00	13.00	100	1990	1990	3	20	2,340	
2	0510	GARAGE WD-	0	0	20	19	380.00	SF	35.00	35.00	100	1990	1990	3	20	2,660	
3	0680	POLE SHED	0	0	13	12	156.00	SF	10.00	10.00	100	1992	1992	3	20	312	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
5	0510	GARAGE WD-	0	0	60	30	1,800.00	SF	35.00	35.00	100	2003	2003	3	36	22,680	
6	0812	CONCRETE C	0	0	0	0	2,331.00	SF	4.00	4.00	100	2012	2012	3	94	8,765	
7	0351	CARPORT MT	0	0	40	18	720.00	SF	6.60	6.60	100	2020	2020	3	93	4,419	
8	0300	BOAT DCK W	0	0	14	12	168.00	SF	20.00	20.00	100	2008	2008	3	56	1,882	

LAND DESCRIPTION

TOTAL OB/XF 44,258

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	0004	OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,500							

REVIEW DATE 02/03/2021 BY TW Total Acres: 1.45 Total Land Value: 43,500 Market: 0 Agricultural: 0 Common: 43,500 PRINTED 08/02/2023 BY SYS