PT OF LOT 27 (S-5)
IN OR 1998/855
1987 PEAC DW/MH

PURVIS SUSAN BROWN
54426 WILBUR JONES ROAD
CALLAHAN, FL 32011

2023

11-1N-24-2180-0027-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Quality	03	Quality Level 03

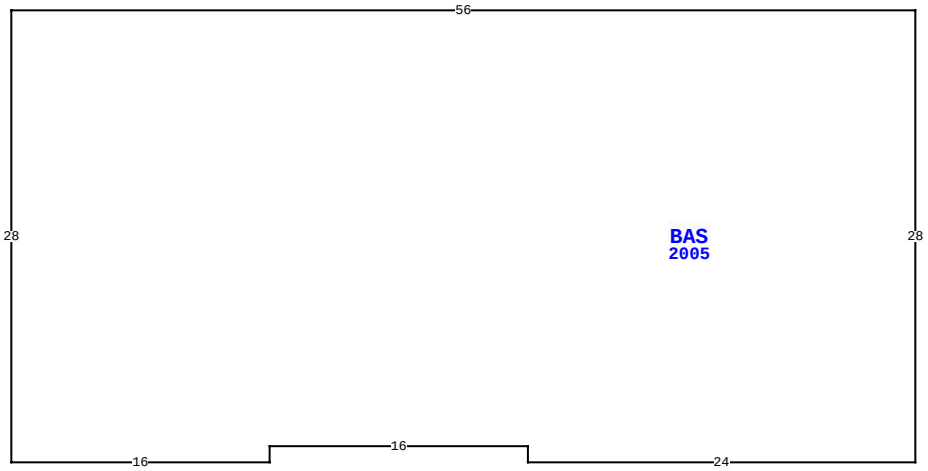
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,552	100	1,552	33,896
TOTALS	1,552		1,552	33,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,552	112.0000	72.80	112,986	1987	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1552 HX Base Yr



34059 CYPRESS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	33,896
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	66,136
SOH/AGL Deduction	21,565
ASSESSED VALUE	44,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,571
TOTAL JUST VALUE	66,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09408	MECH OTHER	0	03/01/2005
E14339	ELEC OTHER	0	02/01/2005
MH4534	MH MOVE-ON	0	02/01/2005
P09013	OTHER	0	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/0855	8/21/2015	PR	U	I	19	100
GRANTOR: BROWN SUSAN H P/R						
GRANTEE: BROWN SUSAN H						
1945/0119	10/28/2014	PR	U	I	19	100
GRANTOR: BROWN SUSAN H P/R						
GRANTEE: -						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S28 E16 N1 E16 S1 E24 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS