PT OF NE1/4
IN OR 2465/967

**NASSAU MANAGEMENT LLC**
35393 BRADDOCK RD
CALLAHAN, FL 32011

**2023**

**11-2N-24-0000-0002-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 06 | Quality Level 06 |

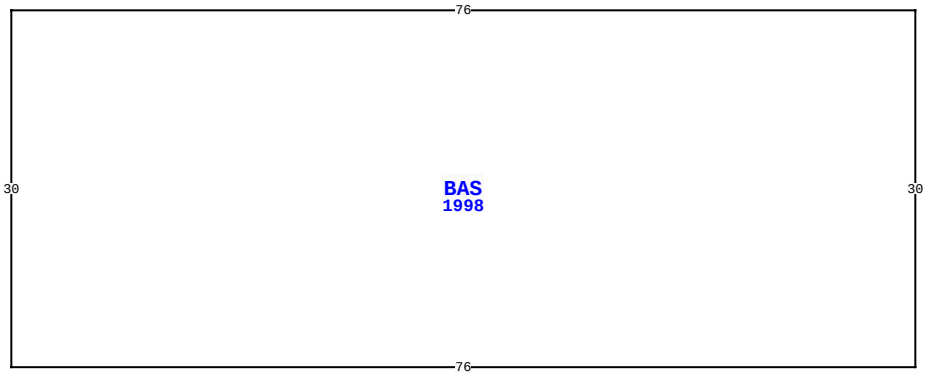
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,280 | 100 | 2,280 | 138,485 |
| TOTALS | 2,280 | | 2,280 | 138,485 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,280 | 160.6800 | 112.48 | 256,454 | 1998 | 2003 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr




451717 OLD DIXIE HWY, 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 | 138,485 |
| TOTAL MARKET OB/XF VALUE | 4,788 |
| TOTAL LAND VALUE - MARKET | 42,600 |
| TOTAL MARKET VALUE | 185,873 |
| SOH/AGL Deduction | 29,620 |
| ASSESSED VALUE | 156,253 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 156,253 |
| TOTAL JUST VALUE | 185,873 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 142,048 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2465/0967 | 5/27/2021 | WD | Q | I | 01 | 185,000 |
| GRANTOR: GRAHAM JOSHUA V & KIM | | | | | | |
| GRANTEE: NASSAU MANAGEMENT L | | | | | | |
| 2465/0964 | 5/10/2021 | WD | U | I | 11 | 100 |
| GRANTOR: BUCK SIDNEY F | | | | | | |
| GRANTEE: GRAHAM JOSHUA V & K | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1998] W76 S30 E76 N30$.

### 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 | 1998 | 1998 | 3 | 83 | 2,905 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 12 | 24 | 288.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 26 | 1,123 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 8 | 10 | 80.00 | SF | 10.00 | 10.00 | 100 | 1996 | 1996 | 3 | 20 | 160 | |
| 4 | 0752 | USP | 0 | 0 | 10 | 20 | 200.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 600 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,788

| 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 | 1.42 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 42,600 | | | | | | | |

REVIEW DATE 05/05/2020 BY TWA Total Acres: 1.42 Total Land Value: 42,600 Market: 0 Agricultural: 0 Common: 42,600 PRINTED 08/02/2023 BY SYS