LOT 1 IN OR 986 PG 187
2000 FLEETWOOD DW/MH
PERRET PLANTATION #2 PB 6/201

THOMPSON WILLIE C
35083 PERRET PLANTATION ROAD
CALLAHAN, FL 32011

2023

11-2N-24-1641-0001-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

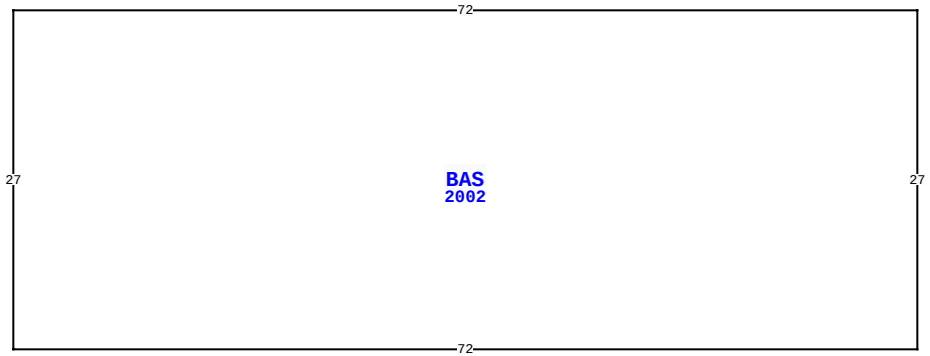
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	101,748
TOTALS	1,944		1,944	101,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	128.9200	90.24	175,427	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2012 Heated Area: 1944 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,748
TOTAL MARKET OB/XF VALUE		12,225
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		143,973
SOH/AGL Deduction		0
ASSESSED VALUE		143,973
TOTAL EXEMPTION VALUE	13	143,973
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013374	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0986/0187	5/14/2001	WD	U	I	13	32,500

GRANTOR: M E PERRET INC
GRANTEE: THOMPSON WILLIE C

35083 PERRET PLANTATION RD, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W72 S27 E72 N27 $.

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	1,960.00	SF	4.00	4.00	100	2002	2002	3	83	6,507	
2	0756	FEP	0	100	16	8	128.00	SF	27.00	27.00	100	2004	2004	3	24	829	
3	1242	WD DECK A	0	100	18	10	180.00	SF	10.00	10.00	100	2004	2004	3	24	432	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
5	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2013	2013	3	95	1,482	

LAND DESCRIPTION

TOTAL OB/XF 12,225

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS