LOT 5 2003 JACO DW/MH
IN OR 1186/433
PERRET PLANTATION #2 PB 6/201

DAMPIER LATHAD & MARY
35239 PERRET PLANTATION ROAD
CALLAHAN, FL 32011

2023

11-2N-24-1641-0005-0000

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 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

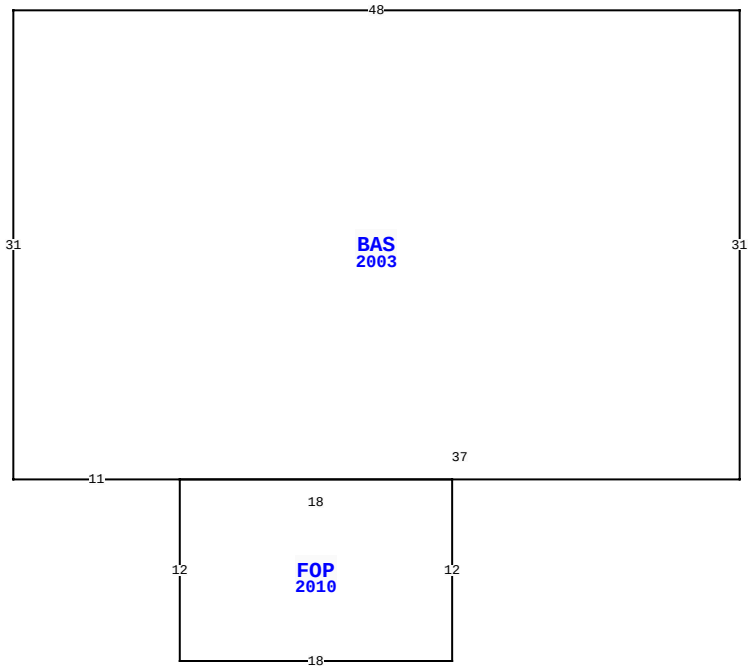
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	85,406
FOP	216	30	65	3,731
TOTALS	1,704		1,553	89,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,553	151.8400	106.29	165,068	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2004 Heated Area: 1488 HX Base Yr 2004



35239 PERRET PLANTATION RD, 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		89,137
TOTAL MARKET OB/XF VALUE		4,798
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		123,935
SOH/AGL Deduction		64,100
ASSESSED VALUE		59,835
TOTAL EXEMPTION VALUE	HX HB	34,835
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23582	CARPORT	11,619	05/01/2010
MH034201	MH MOVE-ON	0	09/01/2003
W03136	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0433	11/04/2003	WD	U	I	13	37,000

GRANTOR: M E PERRET INC
GRANTEE: DAMPIER LATHAD & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S31 E11 FOP=[YR=2010] S12 E18 N12 W18$ E37 N31$.

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
2	0812	CONCRETE C	0	100	0	0	1,428.00	SF	4.00	4.00	100	2003	2003	3	84	4,798	

LAND DESCRIPTION

TOTAL OB/XF 4,798

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	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS