LOT 11
PERRET PLANTATION #2 PB 6/201

GILMOUR ROSLYN
35079 DUCKPOND CT
CALLAHAN, FL 32011

2023

11-2N-24-1641-0011-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

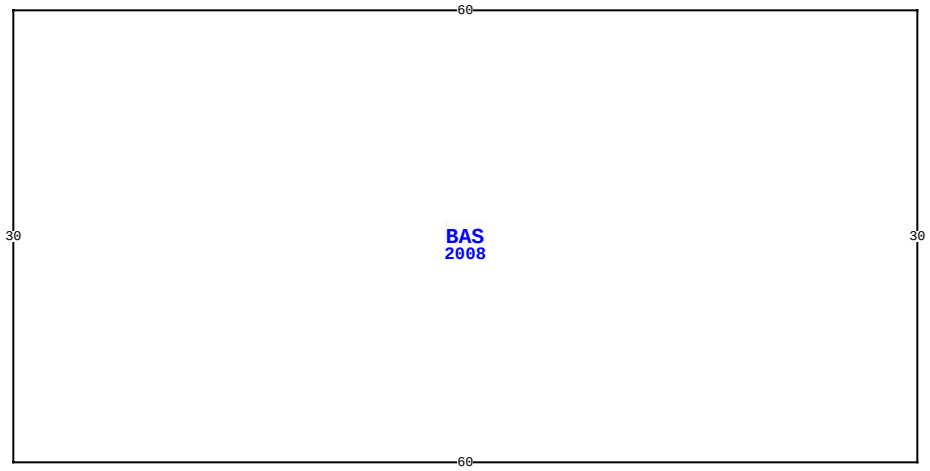
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	76,789
TOTALS	1,800		1,800	76,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	82.04	147,672	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



35079 DUCKPOND CT, CALLAHAN

BLD DATE	07/30/2007	JH	LGL DATE	06/13/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		76,789
TOTAL MARKET OB/XF VALUE		7,749
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		114,538
SOH/AGL Deduction		0
ASSESSED VALUE		114,538
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		64,538
TOTAL JUST VALUE		114,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023815	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0435	8/25/2021	WD	U	I	19	116,000
GRANTOR: HERRIOTT JOAN-DIANE T						
GRANTEE: GILMOUR ROSLYN						
1047/1751	4/03/2002	WD	U	I	13	37,500
GRANTOR: M E PERRET INC						
GRANTEE: HERRIOTT LARRY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S30 E60 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
3	0812	CONCRETE C	0	100	0	0	1,076.00	SF	4.00	4.00	100	2002	2002	3	83	3,572	
4	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2003	2003	3	84	2,437	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 7,749

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