LOT 13 2003 DW/MH JACOBSEN
IN OR 1067/1556
PERRET PLANTATION #2 PB 6/201

MAROSE JAMES
35125 DUCKPOND COURT
CALLAHAN, FL 32011

**2023**

**11-2N-24-1641-0013-0000**

## 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 | 11 | CLAY TILE 20 |
| 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 |

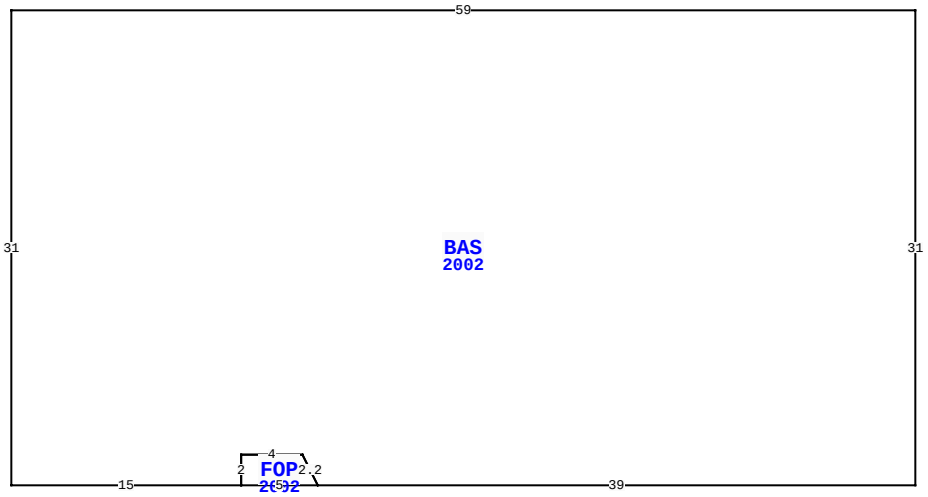
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8014.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,820 | 100 | 1,820 | 102,656 |
| FOP | 9 | 30 | 3 | 169 |
| TOTALS | 1,829 | | 1,823 | 102,825 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,823 | 154.9600 | 108.47 | 197,741 | 2002 | 2002 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2003 Heated Area: 1820 HX Base Yr 2003




35125 DUCKPOND CT, CALLAHAN

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

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 87 | 3,045 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,960.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 83 | 6,507 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 12 | 10 | 120.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 21 | 252 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 102,825 |
| TOTAL MARKET OB/XF VALUE | | 9,804 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 142,629 |
| SOH/AGL Deduction | | 76,746 |
| ASSESSED VALUE | | 65,883 |
| TOTAL EXEMPTION VALUE | HX HB | 40,883 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 142,629 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,719 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M18370 | H/AC | 0 | 06/01/2013 |
| MH023870 | MH MOVE-ON | 0 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1067/1556 | 7/11/2002 | WD | U | I | 13 | 37,200 |

GRANTOR: M E PERRET INC
GRANTEE: MAROSE JAMES

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W59 S31 E15 FOP=[YR=2002] E5 U2 L1 W4 S2$ N2 E4 D2 R1 E39 N31$ .

## LAND DESCRIPTION

TOTAL OB/XF 9,804

| 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 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