LOT 14
2004 FTWD DWMH
IN OR 1756/1560

RIVARD SUZANNE
35131 DUCK POND CT
CALLAHAN, FL 32011

2023

11-2N-24-1641-0014-0000

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	12	HARDWOOD 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	04	Quality Level 04

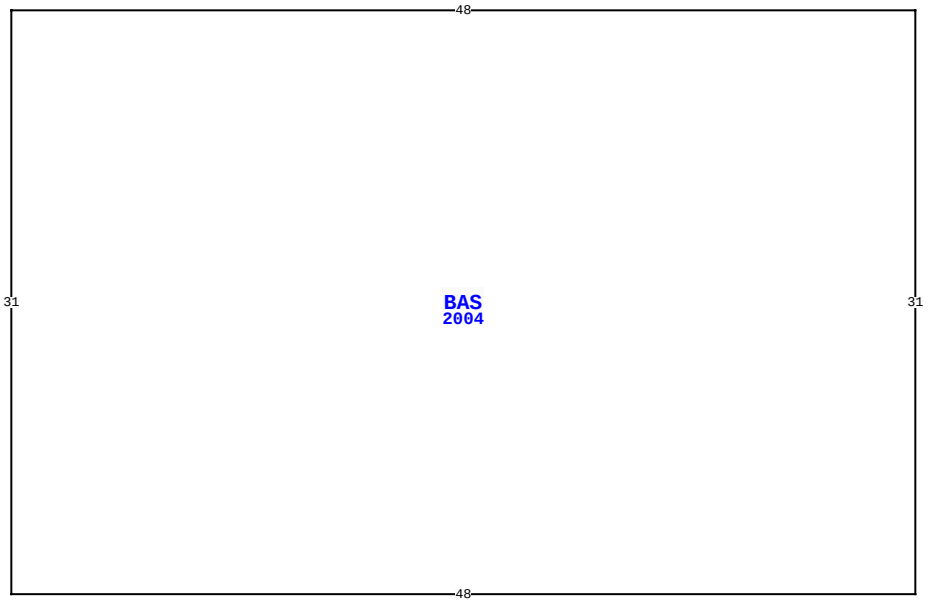
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	88,623
TOTALS	1,488		1,488	88,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	128.9200	90.24	134,277	2004	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2012 Heated Area: 1488 HX Base Yr 2012



35131 DUCKPOND CT, 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		88,623
TOTAL MARKET OB/XF VALUE		14,973
TOTAL LAND VALUE - MARKET		72,900
TOTAL MARKET VALUE		176,496
SOH/AGL Deduction		89,295
ASSESSED VALUE		87,201
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		32,201
TOTAL JUST VALUE		176,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
H034120	MH MOVE-ON	0	01/05/2003
W0361	OTHER	0	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1756/1560	9/16/2011	WD	U	I	11	49,700
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: RIVARD SUZANNE						
1734/1848	4/12/2011	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S31 E48 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
1	0812	CONCRETE C	0	100	0	0	2,131.00	SF	4.00	4.00	100	2003	2003	3	84	7,160	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
6	1242	WD DECK A	0	100	23	13	299.00	SF	10.00	10.00	100	2006	2006	3	31	927	
7	0756	FEP	0	100	12	12	144.00	SF	27.00	27.00	100	2021	2021	3	97	3,771	

LAND DESCRIPTION

TOTAL OB/XF 14,973

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	2.43	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,900							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 2.43 Total Land Value: 72,900 Market: 0 Agricultural: 0 Common: 72,900 PRINTED 08/02/2023 BY SYS