LOT 15
IN OR 1807/827
2000 MERIT DW/MH

STAPLETON KRYSTLE LEE
35130 DUCK POND CT
CALLAHAN, FL 32011

2023

11-2N-24-1641-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

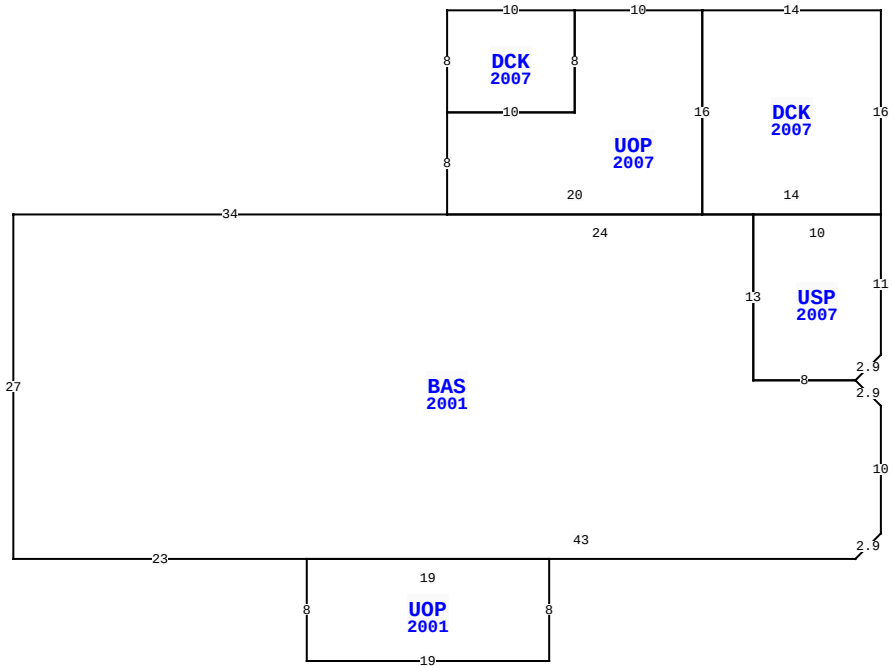
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,702	100	1,702	79,601
DCK	80	15	12	561
DCK	224	15	34	1,590
UOP	152	25	38	1,777
UOP	240	25	60	2,806
USP	128	50	64	2,993
TOTALS	2,526		1,910	89,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,910	128.4800	89.94	171,785	2000	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2013 Heated Area: 1702 HX Base Yr 2013



35130 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		89,328
TOTAL MARKET OB/XF VALUE		11,715
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		161,343
SOH/AGL Deduction		73,211
ASSESSED VALUE		88,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,132
TOTAL JUST VALUE		161,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013574	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/0827	8/09/2012	WD	U	I	12	51,500
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: STAPLETON KRYSTLE L						
1788/0777	3/23/2011	WD	U	I	11	100
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W14 UOP=[YR=2007] W10 DCK=[YR=2007] W10 S8 E10 N8$ S8 W10 S8 BAS=[YR=2001] W34 S27 E23 UOP=[YR=2001] S8 E19 N8 W19$ E43 R2 U2 N10 L2 U2 USP=[YR=2007] R2 U2 N11 W10 S13 E8$ W8 N13 W24$ E20 N16$ S16 E14 N16$.

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	2,027.00	SF	4.00	4.00	100	2001	2001	3	82	6,649	
3	0510	GARAGE WD-	0	100	20	14	280.00	SF	24.85	24.85	100	2003	2003	3	36	2,505	
4	0510	GARAGE WD-	0	100	24	11	264.00	SF	26.95	26.95	100	2003	2003	3	36	2,561	

LAND DESCRIPTION

TOTAL OB/XF 11,715

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	2.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,300							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 2.01 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 08/02/2023 BY SYS