LOT 18
2001 PALM HARBOR DW/MH
PERRET PLANTATION #2 PB 6/201

RUFFIN PAUL SR & EVELYN Y
35080 DUCKPOND COURT
CALLAHAN, FL 32011

2023

11-2N-24-1641-0018-0000

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	11	CLAY TILE 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

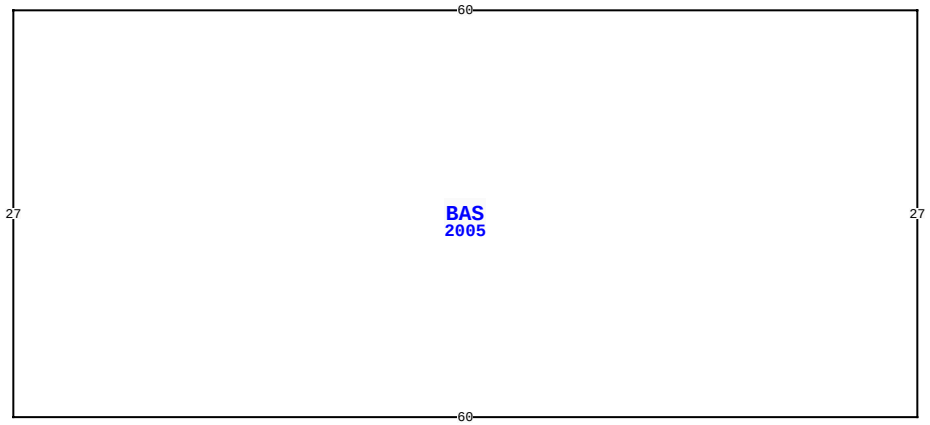
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	88,306
TOTALS	1,620		1,620	88,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	155.7400	109.02	176,612	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



35080 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	88,306
TOTAL MARKET OB/XF VALUE	4,590
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	124,396
SOH/AGL Deduction	33,130
ASSESSED VALUE	91,266
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,266
TOTAL JUST VALUE	124,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047783	H/AC	0	01/01/2004
W03115	MH MOVE-ON	0	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2469/1643	6/11/2021	WD	U	I	11	100
GRANTOR: RUFFIN PAUL SR						
GRANTEE: RUFFIN PAUL SR & EV						
1313/0143	4/28/2005	WD	U	I	11	51,000
GRANTOR: M E PERRET INC						
GRANTEE: RUFFIN PAUL SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S27 E60 N27 $.

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	0	0	0	1,009.00	SF	4.00	4.00	100	2003	2003	3	84	3,390	
4	0680	POLE SHED	0	0	0	0	160.00	SF	10.00	10.00	100	2013	2013	3	75	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,590

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	0	0006		0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS