

JONES DANIEL M & AMBER
451573 OLD DIXIE HWY
CALLAHAN, FL 32011

12-2N-24-1640-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 100
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
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 1,512 100 1,512 83,188

TOTALS 1,512 1,512 83,188

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDTOTAL OB/XF

0800021,512135.520094.86143,428200020050042.0058.006,084

M/H 94+ - 100% - 2007Heated Area: 1512HX Base Yr 2007

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE83,188

TOTAL MARKET OB/XF VALUE6,084

TOTAL LAND VALUE - MARKET30,000

TOTAL MARKET VALUE119,272

SOH/AGL Deduction63,222

ASSESSED VALUE56,050

TOTAL EXEMPTION VALUEHX HB31,050

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE119,272

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE92,816

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1471/12061/12/2007WD U I 21109,900

GRANTOR: COVENANT FINANCIAL SE

GRANTEE: JONES DANIEL M & AM

1454/041810/24/2006WD U I 0566,000

GRANTOR: GREEN TREE SERVICING

GRANTEE: COVENANT FINANCIAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 N27\$.

EXTRA FEATURES

451573 OLD DIXIE HWY, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDTOTAL OB/XF MKT VALUENOTES

10812CONCRETE C0100001,379.00SF4.004.00100200020003804,413

41242WD DECK A010000288.00SF10.0010.0010020032003322634

51242WD DECK A01003612432.00SF10.0010.00100200420043241,037

TOTAL OB/XF6,084

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCTADJTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000.000.001.00AC1.001.001.0030,000.0030,000.0030,000

REVIEW DATE05/23/2022BYTWA

Total Acres: 1.00Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000

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