LOT 3
IN OR 1879/1542
2000 GRAN DW/MH

SHAW JANET N
45341 5TH AV
CALLAHAN, FL 32011

2023

12-2N-24-1640-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

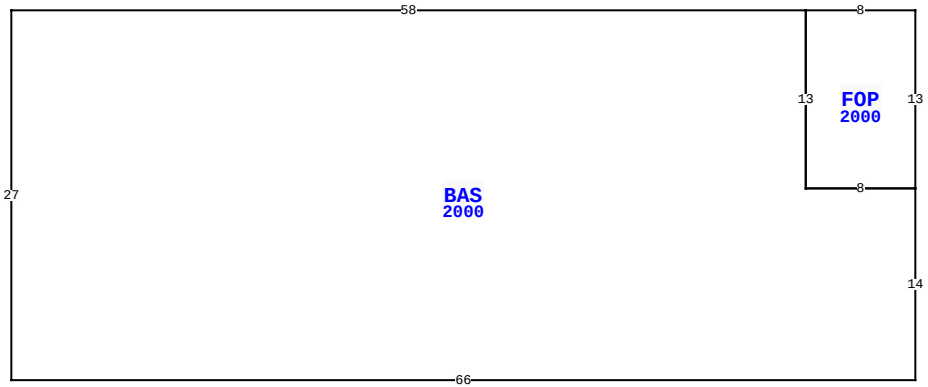
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,678	100	1,678	84,205
FOP	104	30	31	1,556
TOTALS	1,782		1,709	85,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,709	123.6000	86.52	147,863	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1678 HX Base Yr



451557 OLD DIXIE HWY, 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	85,761
TOTAL MARKET OB/XF VALUE	4,944
TOTAL LAND VALUE - MARKET	30,900
TOTAL MARKET VALUE	121,605
SOH/AGL Deduction	29,025
ASSESSED VALUE	92,580
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,580
TOTAL JUST VALUE	121,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003111	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/1542	9/18/2013	WD	U	I	11	100
GRANTOR: SHAW ZACHARY L						
GRANTEE: SHAW JANET N						
1815/0216	9/20/2012	WD	U	I	12	50,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: SHAW ZACHARY L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W8 BAS=[YR=2000] W58 S27 E66 N14 W8 N13 $ S13 E8 N13 $.

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	1,545.00	SF	4.00	4.00	100	2000	2000	3	80	4,944	

LAND DESCRIPTION

TOTAL OB/XF 4,944

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			0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS