

LOT 7
IN OR 1619/1662
1999 GRAN DW/MH

PIPPIN MARK W & RITA LEE
450742 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

12-2N-24-1640-0007-0000



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 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	1.	1. 100
Units		0 100

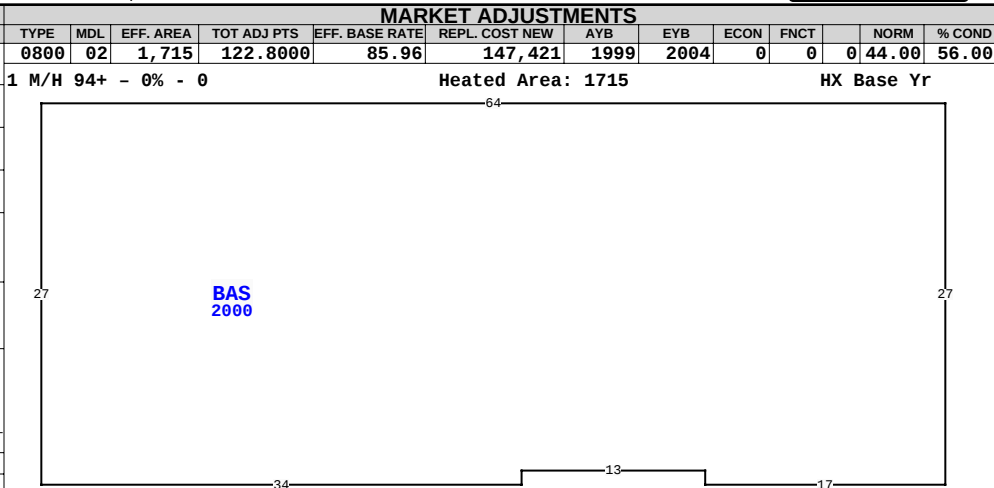
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	82,556
TOTALS	1,715		1,715	82,556

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,544.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0004		0.00	0.00	1.03

REVIEW DATE 09/16/2019 BY TWA



451473 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,544.00	SF	4.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,544.00	SF	4.00

Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	82,556		
TOTAL MARKET OB/XF VALUE	7,881		
TOTAL LAND VALUE - MARKET	30,900		
TOTAL MARKET VALUE	121,337		
SOH/AGL Deduction	29,966		
ASSESSED VALUE	91,371		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	91,371		
TOTAL JUST VALUE	121,337		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	92,110		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003033	MH MOVE-ON	0	03/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1619/1662	5/04/2009	QC U	I	11	43,200
GRANTOR: PIPPIN SHAWN A & MARK					
GRANTEE: PIPPIN MARK W & RIT					
1525/0291	9/13/2007	WD U	I	05	85,000
GRANTOR: GREEN TREE SERVICING					
GRANTEE: PIPPIN SHAWN A & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W64 S27 E34 N1 E13 S1 E17 N27 \$.									

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