

LOT 9
IN OR 2540/1554
PERRET PLANTATION PHASE #1

DANIEL STEVEN N/HARTLEY SHAWNA
451431 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2023

12-2N-24-1640-0009-0000



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	1,680	100	1,680	87,637
STP	35	10	4	209

TOTALS	1,715	1,684	87,846
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,625.00	SF	4.00	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	100	0004		0.00	0.00	1.03

REVIEW DATE	04/14/2022	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,684	128.4800	89.94	151,459	2000	2005	0	0	42.00	58.00		
1 M/H 94+ - 100% - 2023 Heated Area: 1680 HX Base Yr 2023													
451431 OLD DIXIE HWY, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU													

TOTAL OB/XF 5,200													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900						

TOTAL OB/XF 5,200													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900						

Total Acres:	1.03	Total Land Value:	30,900	Market:	0	Agricultural:	0	Common:	30,900
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		87,846	
TOTAL MARKET OB/XF VALUE		5,200	
TOTAL LAND VALUE - MARKET		30,900	
TOTAL MARKET VALUE		123,946	
SOH/AGL Deduction		29,354	
ASSESSED VALUE		94,592	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		44,592	
TOTAL JUST VALUE		123,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003149	MH MOVE-ON	0	06/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2540/1554	1/04/2022	WD	Q	I	02
GRANTOR: MANUFACTURED HOUSING					SALE PRICE
GRANTEE: DANIEL STEVEN N & S					130,000
2500/0475					9/27/2021
GRANTOR: CLERK OF COURT					CT U I 18
GRANTEE: MANUFACTURED HOUSIN					101,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W39 STP=[YR=2009] N7 W5 S7 E5\$ W17 S30 E56 N30\$.									