

LOT 11
IN OR 1573/875
2000 GENE DW/MH

WESTBERRY CHARLES III
PO BOX 886
CALLAHAN, FL 32011-0886

2023

12-2N-24-1640-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 30 VINYL 100										0800 02 1,248 116.8000 81.76 102,036 2000 2000 0 0 0 52.00 48.00										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2008										Heated Area: 1248 HX Base Yr 2008									
Roof Cover 03 COMP SHNGL 100										24 52 24 BAS 2005										VALUATION BY									
Interior Wall 05 DRYWALL 100																				Tax Group: 6 Tax Dist:									
Interior Floo 14 CARPET 70																				BUILDING MARKET VALUE 48,977									
Interior Floo 08 SHT VINYL 30																				TOTAL MARKET OB/XF VALUE 9,147									
Air Condition 03 CENTRAL 100																				TOTAL LAND VALUE - MARKET 30,900									
Heating Type 04 AIR DUCTED 100																				TOTAL MARKET VALUE 89,024									
Bedrooms 3 100																				SOH/AGL Deduction 41,334									
Bathrooms 2 100																				ASSESSED VALUE 47,690									
Frame 02 WOOD FRAME 100																				TOTAL EXEMPTION VALUE HX HB WR 30,000									
Stories 1. 1. 100																				BASE TAXABLE VALUE 17,690									
Units 0 100										TOTAL JUST VALUE 89,024																			
Quality 03 Quality Level 03										NCON VALUE 0																			
DOR CODE 0200 MOBILE HOME										INCOME VALUE																			
MAP NUM MKT AREA 08										PREVIOUS YEAR MKT VALUE 67,988																			
NEIGHBORHOOD/LOC 8014.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,248 100 1,248 48,977																													
TOTALS 1,248 1,248 48,977																													
EXTRA FEATURES										35641 GLORY RD, CALLAHAN																			
L N 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
3 0812 CONCRETE C 0 100 0 0 1,541.00 SF 4.00 4.00 100 1999 1999 3 79 4,870										06/13/2023 MLU																			
4 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2005 2005 3 90 3,150																													
5 0940 SHEDS/PORT 0 100 16 10 160.00 SF 20.10 20.10 100 1992 1992 3 20 643																													
6 0940 SHEDS/PORT 0 100 10 8 80.00 SF 19.50 19.50 100 2006 2006 3 31 484																													
LAND DESCRIPTION										TOTAL OB/XF 9,147																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0005 0.00 0.00 1.03 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,900																													
REVIEW DATE 09/16/2019 BY TWA										Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS																			