LOT 14
OR 881/1404
R787647 & R787648

LAURAMORE RODNEY W
35579 GLORY RD
CALLAHAN, FL 32011

2023

12-2N-24-1640-0014-0000

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

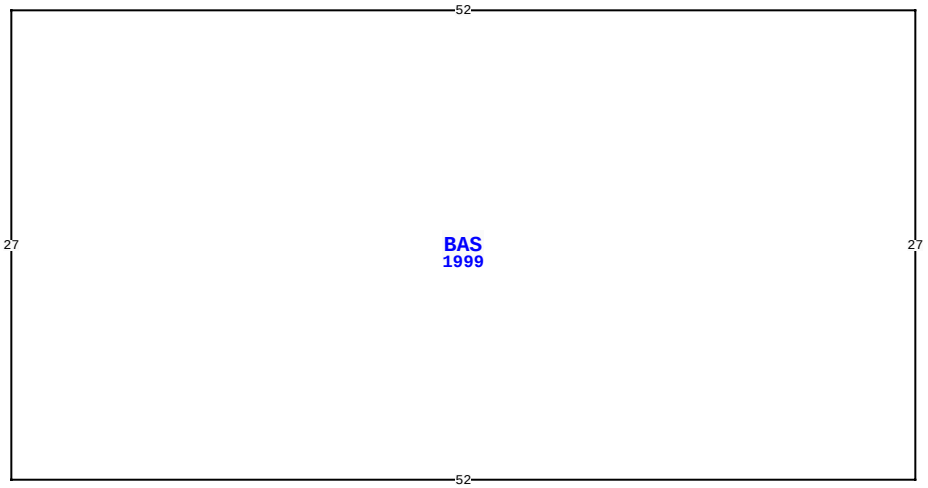
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	68,025
TOTALS	1,404		1,404	68,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	123.6000	86.52	121,474	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2000 Heated Area: 1404 HX Base Yr 2000



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		68,025
TOTAL MARKET OB/XF VALUE		7,838
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		105,863
SOH/AGL Deduction		51,302
ASSESSED VALUE		54,561
TOTAL EXEMPTION VALUE	HX HB	29,561
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,863
NCON VALUE		3,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014836	CARPORT	12,057	10/04/2022
MH992633	MH MOVE-ON	0	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0881/1404	5/05/1999	WD	U	I	13	27,500

GRANTOR: M E PERRET INC
GRANTEE: LAURAMORE RODNEY W

35579 GLORY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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	100	0	0	1,278.00	SF	4.00	4.00	100	1999	1999	3	79	4,038	
2	0351	CARPORT MT	0	100	19	20	380.00	SF	10.00	10.00	100	2022	2022	3	100	3,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,838

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	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 03/07/2023 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS