PT GOVT LOT 2 OF SEC 12-2N-25E
IN OR 1576/1666
{2000 SKYL DW/MH}

MITCHELL SHAWN JUSTIN
451112 SR 200
CALLAHAN, FL 32011

2023

12-2N-25-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

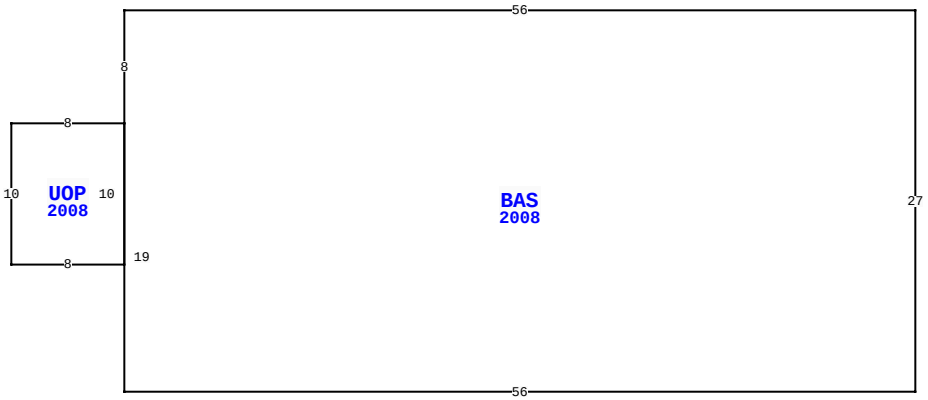
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	59,541
UOP	80	25	20	788
TOTALS	1,592		1,532	60,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,532	117.2000	82.04	125,685	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2009 Heated Area: 1512 HX Base Yr 2009



BLD DATE	02/18/2009 DJ
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

451112 SR 200, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,329
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		116,029
SOH/AGL Deduction		46,638
ASSESSED VALUE		69,391
TOTAL EXEMPTION VALUE	HX HB	44,391
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/1542	2/29/2016	QC	U	I	11	100
GRANTOR: MITCHELL REGINA R						
GRANTEE: MITCHELL SHAWN						
1576/1666	7/15/2008	WD	U	I	01	30,000
GRANTOR: MITCHELL CHARLES A JR						
GRANTEE: MITCHELL SHAWN JUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S8 UOP=[YR=2008] W8 S10 E8 N10$ S19 E56 N27$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS