LOT 3 R433660
IN OR 818 PG 480
CALLAHAN PINES PB 5/285-286

SEXTON MARY H
45106 KERI BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

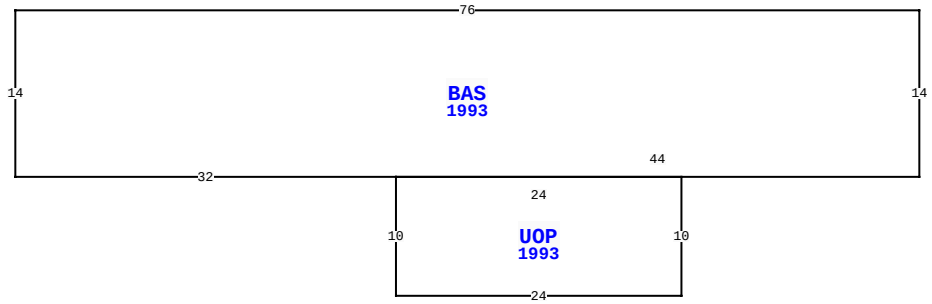
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	40,531
UOP	240	25	60	2,286
TOTALS	1,304		1,124	42,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,124	127.4000	82.81	93,078	1989	1999	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2005 Heated Area: 1064 HX Base Yr



45106 KERI BLVD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		42,816
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		73,716
SOH/AGL Deduction		971
ASSESSED VALUE		72,745
TOTAL EXEMPTION VALUE	13	72,745
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		73,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8420	MH MOVE-ON	16,000	01/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0818/0480	12/29/1997	WD	U	I	10	100
GRANTOR: HIGGINBOTHAM GARY & I						
GRANTEE: SEXTON JAMES & MARY						
0616/0851	1/09/1991	WD	Q	V		13,600
GRANTOR: HIGGINBOTHAM GARY						
GRANTEE: SEXTON JAMES & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E32 UOP=[YR=1993] S10 E24 N10 W24$ E44 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS