LOT 4
IN OR 2062/766
CALLAHAN PINES PB 5/285-286

TUCKER CHRISTOPHER & JOY
45106 KERI BLVD
CALLAHAN, FL 32011-1376

2023

13-2N-24-0212-0004-0000

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 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	03	Quality Level 03

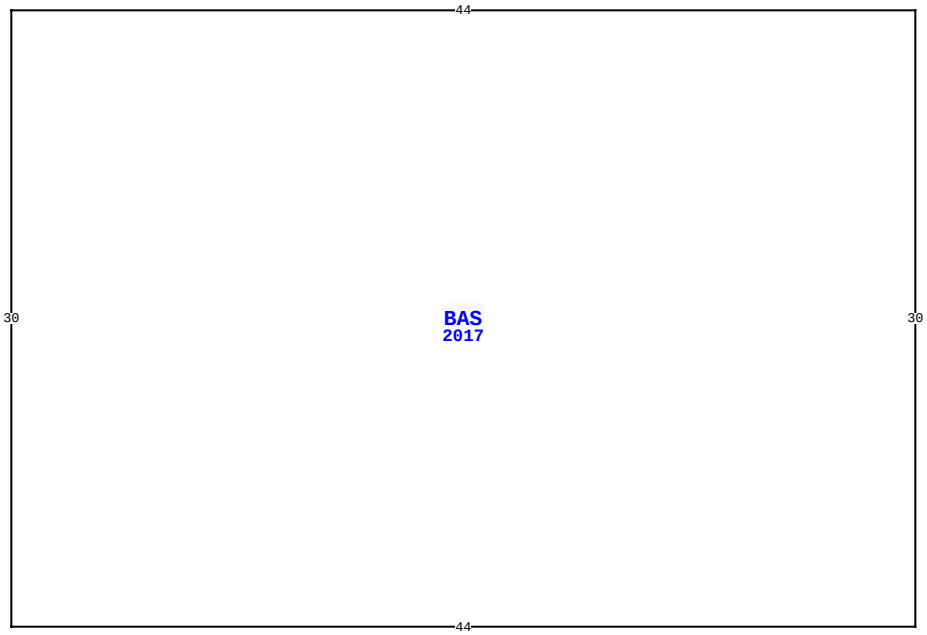
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	91,735
TOTALS	1,320		1,320	91,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	116.8000	81.76	107,923	2015	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1320 HX Base Yr



45279 GAIL DR, 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	91,735
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,900
TOTAL MARKET VALUE	122,635
SOH/AGL Deduction	15,727
ASSESSED VALUE	106,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,908
TOTAL JUST VALUE	122,635
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703546	CO ISSUED	0	04/21/2017
1700756	MH MOVE-ON	0	03/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/0766	7/26/2016	QC	U	V	11	100

GRANTOR: SEXTON JAMES T & MARY
GRANTEE: TUCKER CHRISTOPHER

0818/0482	12/29/1997	WD	U	V	10	100

GRANTOR: HIGGINBOTHAM GARY & I
GRANTEE: SEXTON JAMES T & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W44 S30 E44 N30$.

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	000115	C	SFR ACRES	0	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 10/08/2020 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS