LOT 9 1984 SUMM SW
IN OR 1066/1310
CALLAHAN PINES PB 5/285-286

YOUNG STEPHEN C
45142 IRIS BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0009-0000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

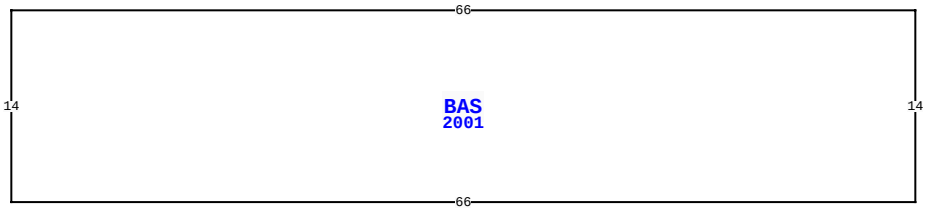
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,441
TOTALS	924		924	17,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	96.8000	62.92	58,138	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



45142 IRIS 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	17,441
TOTAL MARKET OB/XF VALUE	1,385
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	49,126
SOH/AGL Deduction	11,672
ASSESSED VALUE	37,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,454
TOTAL JUST VALUE	49,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8434	MH MOVE-ON	500	01/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/0535	7/18/2002	WD	U	I	10	100
GRANTOR: AMERICAN GEN HOME EQU						
GRANTEE: YOUNG STEPHEN C						
1066/1310	7/03/2002	WD	Q	I		48,000
GRANTOR: PETERSON ROY O JR & D						
GRANTEE: YOUNG STEPHEN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S14 E66 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
1	0752	USP	0	0	10	16	160.00	SF	15.00	15.00	100	1993	1993	3	20	480	
4	0752	USP	0	0	10	8	80.00	SF	15.00	15.00	100	1995	1995	3	24	288	
5	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	100	2011	2011	3	93	617	

LAND DESCRIPTION

TOTAL OB/XF 1,385

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	0	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS