LOT 10 1981/WING/SW/MH
CALLAHAN PINES PB 5/285-286

HETZEL GARY L
45071 GAIL DR
CALLAHAN, FL 32011

2023

13-2N-24-0212-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

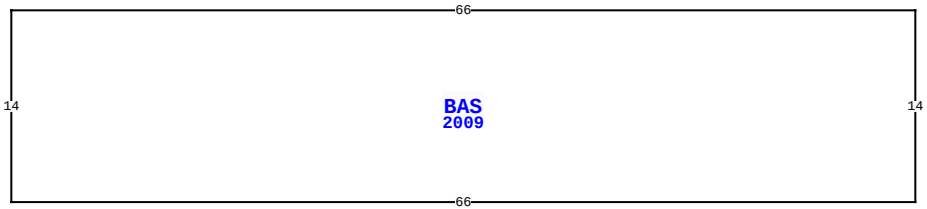
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,622
TOTALS	924		924	17,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.8000	63.57	58,739	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 924 HX Base Yr 2022



45071 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		17,622
TOTAL MARKET OB/XF VALUE		634
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		49,756
SOH/AGL Deduction		6,946
ASSESSED VALUE		42,810
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		12,810
TOTAL JUST VALUE		49,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8866	MH MOVE-ON	23,000	04/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0639	12/15/2021	WD	Q	I	02	50,000
GRANTOR: PETERSON ROY O JR & D						
GRANTEE: HETZEL GARY L						
1640/0265	9/17/2009	WD	U	I	34	100
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: PETERSON ROY O JR &						

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1993	1993	3	20	402	
3	0751	UOP	0	100	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	29	232	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 634

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	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS