LOT 12 1992 SKYL DW
IN OR 1069 PG 412
CALLAHAN PINES PB 5/285-286

CANTERBURY BILLY & SHARON E
45005 GAIL DRIVE
CALLAHAN, FL 32011

2023

13-2N-24-0212-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

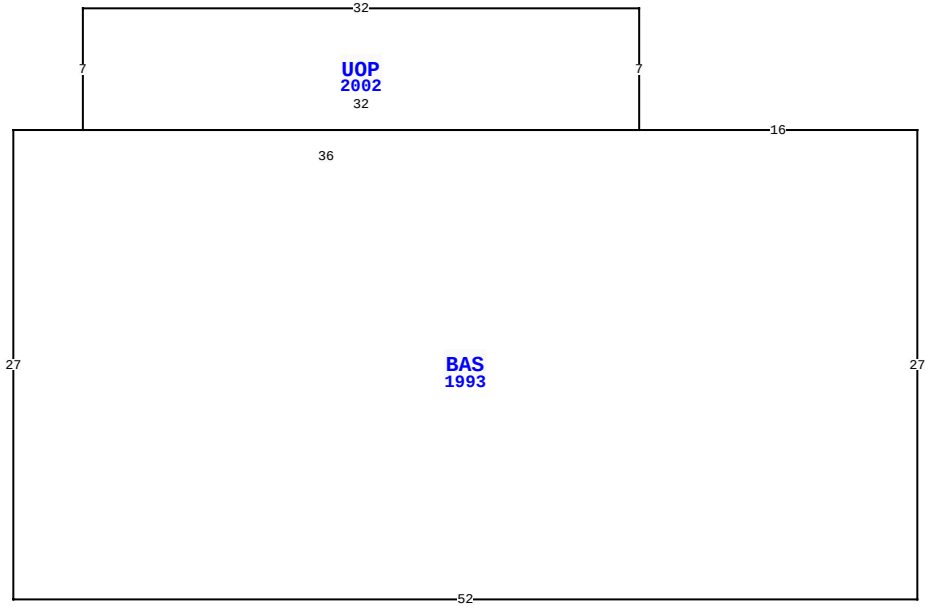
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	73,078
UOP	224	25	56	2,915
TOTALS	1,628		1,460	75,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,460	160.1600	104.10	151,986	1991	2001	0	0	0	50.00	50.00

1 M/H 93- – 100% - 2003 Heated Area: 1404 HX Base Yr 2003



45005 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		75,993
TOTAL MARKET OB/XF VALUE		888
TOTAL LAND VALUE - MARKET		39,900
TOTAL MARKET VALUE		116,781
SOH/AGL Deduction		82,578
ASSESSED VALUE		34,203
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,203
TOTAL JUST VALUE		116,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8642	MH MOVE-ON	25,000	08/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/0412	7/18/2002	WD	Q	I		72,900
GRANTOR: WOOLEY DOUGLAS E & DI						
GRANTEE: CANTERBURY BILLY &						
0622/0193	3/20/1991	WD	Q	V		13,600
GRANTOR: HIGGINBOTHAM GARY						
GRANTEE: WOOLEY DOUGLAS & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=2002] N7 W32 S7 E32$ W36 S27 E52 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
1	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1991	1991	3	20	64	
3	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	1995	1995	3	20	720	
4	0752	USP	0	100	0	0	24.00	SF	15.00	15.00	100	2000	2000	3	29	104	

LAND DESCRIPTION

TOTAL OB/XF 888

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	1.33	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,900							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.33 Total Land Value: 39,900 Market: 0 Agricultural: 0 Common: 39,900 PRINTED 08/02/2023 BY SYS