

LOT 13
IN OR 611 PG 1274
R407880 & R407881

LUNDY THOMAS G & ELLEN D
45002 GAIL DRIVE
CALLAHAN, FL 32011

2023

13-2N-24-0212-0013-0000



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 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	02	MIN PLYWD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

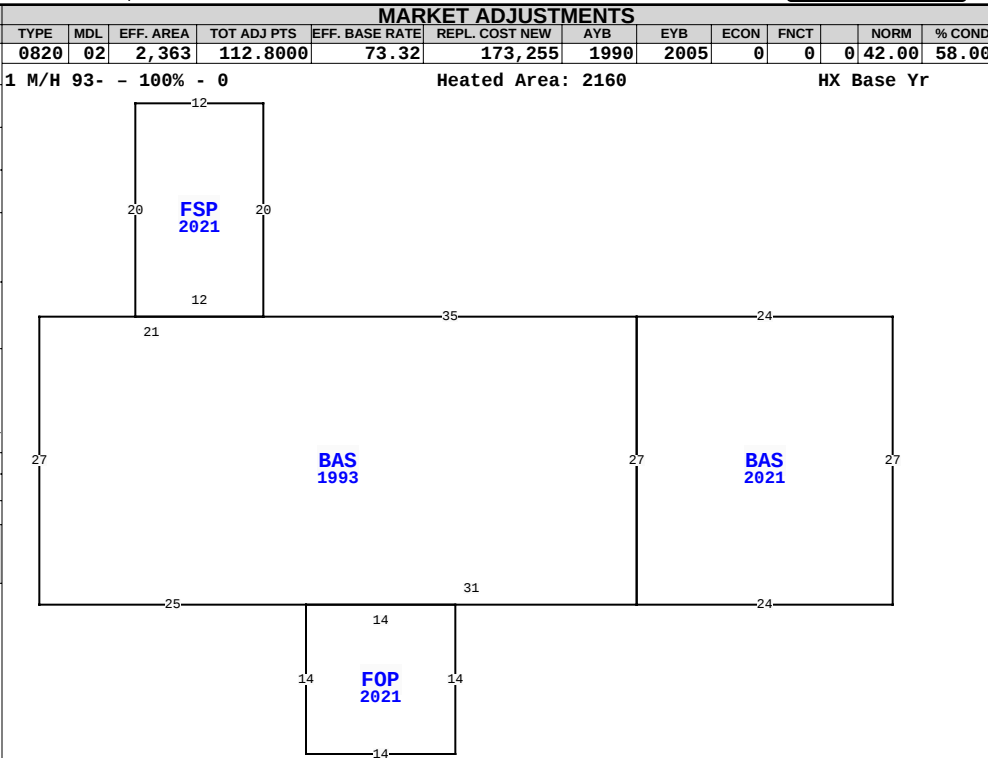
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	64,299
BAS	648	100	648	27,556
FOP	196	30	59	2,509
FSP	240	60	144	6,124

TOTALS	2,596		2,363	100,488
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	2,480.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	35	14	490.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.53	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
1	0810	CONCRETE A	0	100	0	0	2,480.00	SF	6.50	6.50	
4	0940	SHEDS/PORT	0	100	35	14	490.00	SF	30.00	30.00	

TOTAL OB/XF											
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.53	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	100,488										
TOTAL MARKET OB/XF VALUE	14,546										
TOTAL LAND VALUE - MARKET	63,540										
TOTAL MARKET VALUE	178,574										
SOH/AGL Deduction	98,036										
ASSESSED VALUE	80,538										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	30,538										
TOTAL JUST VALUE	178,574										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	135,674										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8365	MH MOVE-ON	34,000	11/13/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0611/0271	11/08/1990	WD	Q	V		16,000	
GRANTOR: HIGGINBOTHAM GARY &							
GRANTEE: LUNDY THOMAS & ELLE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W24 BAS=[YR=1993] W35 FSP=[YR=2021] N20 W12 S20 E12\$ W21 S27 E25 FOP=[YR=2021] S14 E14 N14 W14\$ E31 N27\$ S27 E24 N27\$.											