LOT 15
CALLAHAN PINES PB 5/285-286
ESMT PT OR 1861/825

PARKER TIMOTHY P & AMANDA D
PO BOX 1599
CALLAHAN, FL 32011

2023

13-2N-24-0212-0015-0000

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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	04	Quality Level 04

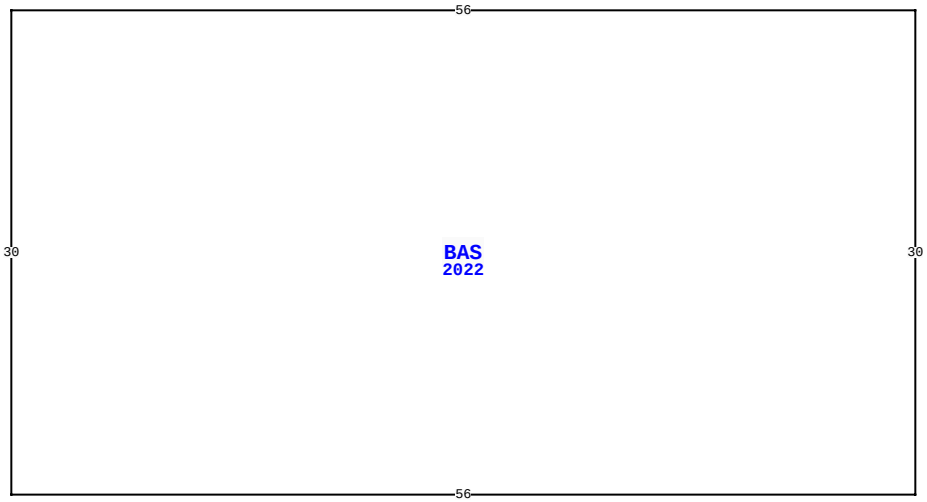
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	138,661
TOTALS	1,680		1,680	138,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,680	128.2600	83.37	140,062	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 0% - 2023 Heated Area: 1680 HX Base Yr 2023



45006 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		138,661
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,600
TOTAL MARKET VALUE		226,261
SOH/AGL Deduction		21,707
ASSESSED VALUE		204,554
TOTAL EXEMPTION VALUE	HX HB	40,893
BASE TAXABLE VALUE		163,661
TOTAL JUST VALUE		226,261
NCON VALUE		138,659
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013798	CO ISSUED	0	09/09/2022
22010703	MH MOVE-ON	0	07/14/2022
9042	MH MOVE-ON	2,500	09/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1082	6/03/2022	WD	Q	V	01	96,000
GRANTOR: KIGHT BRANTLEY & ASHL						
GRANTEE: PARKER TIMOTHY P &						
2245/0250	12/21/2018	WD	U	I	37	45,000
GRANTOR: PETERSON ROY O JR						
GRANTEE: KIGHT BRANTLEY & AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S30 E56 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	100	0006	OR	0.00	0.00	2.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,600							

REVIEW DATE 11/16/2022 BY WW Total Acres: 2.92 Total Land Value: 87,600 Market: 0 Agricultural: 0 Common: 87,600 PRINTED 08/02/2023 BY SYS