LOT 18
CALLAHAN PINES PB 5/285-286

WILLIAMS KEVIN A
45210 IRIS BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0018-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

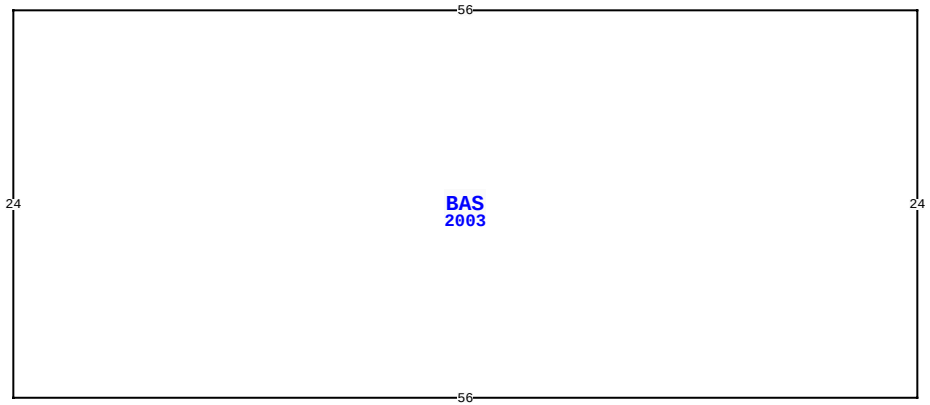
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	105,488
TOTALS	1,344		1,344	105,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	140.1600	98.11	131,860	1999	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2021 Heated Area: 1344 HX Base Yr 2021



45210 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		111,355
TOTAL MARKET OB/XF VALUE		442
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		145,397
SOH/AGL Deduction		25,084
ASSESSED VALUE		120,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,313
TOTAL JUST VALUE		145,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412461	GARAGE	13,200	01/03/2004
8608	MH MOVE-ON	28,000	07/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/1682	9/29/2020	WD	Q	I	01	145,500
GRANTOR: OVERSTREET KENNETH E						
GRANTEE: WILLIAMS KEVIN A						
2229/0566	9/14/2018	QC	U	I	11	100
GRANTOR: OVERSTREET ASHLEY G						
GRANTEE: OVERSTREET KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S24 E56 N24$.

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
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	22	176	
5	1242	WD DECK A	0	100	11	11	121.00	SF	10.00	10.00	100	2003	2003	3	22	266	

LAND DESCRIPTION

TOTAL OB/XF 442

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	1.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,600							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.12 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

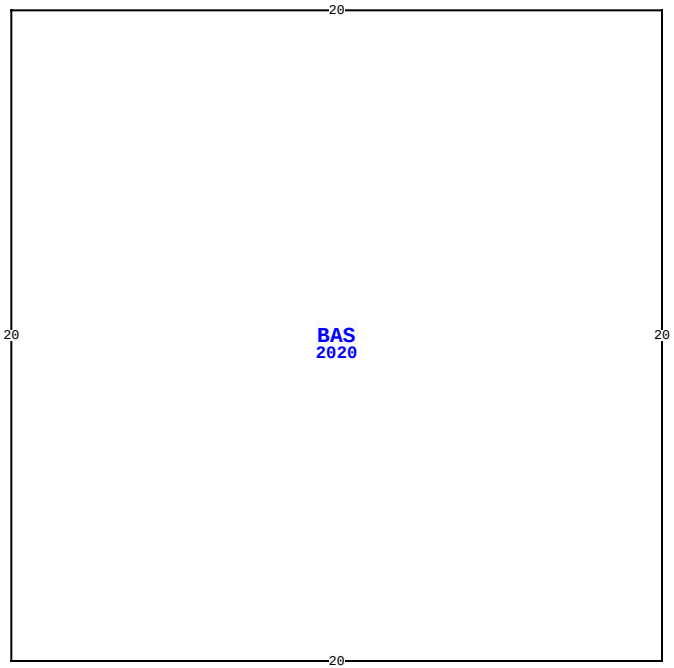
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	400	5,867
TOTALS	400		400	5,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	58.1900	20.37	8,148	2003	2003	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2021 Heated Area: 400 HX Base Yr 2021



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S20 E20 N20$.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.12 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 08/02/2023 BY SYS