

LOT 21 R433479
IN OR 1421/24
CALLAHAN PINES PB 5/285-286

PATTERSON BOBBY & AMY
450855 SR 200
CALLAHAN, FL 32011

2023

13-2N-24-0212-0021-0000



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	896	100	896	17,123
TOTALS	896		896	17,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	
2	0752	USP	0	0	0	0	96.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.03	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	896	98.0000	63.70	57,075	1983	1983	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 896						HX Base Yr					
14 64 64 14 BAS 1993											
BLD DATE				LGL DATE				06/13/2023			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		17,122	
TOTAL MARKET OB/XF VALUE		1,240	
TOTAL LAND VALUE - MARKET		30,900	
TOTAL MARKET VALUE		49,262	
SOH/AGL Deduction		13,304	
ASSESSED VALUE		35,958	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		35,958	
TOTAL JUST VALUE		49,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		41,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8729	MH MOVE-ON	10,000	11/04/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1421/0024	6/16/2006	WD	Q	I	
GRANTOR: COPPOCK TERRY					SALE PRICE 40,000
GRANTEE: PATTERSON BOBBY & A					
1199/0150	12/31/2003	QD	U	I	27,000
GRANTOR: BECKER FREDERICK W					
GRANTEE: COPPOCK TERRY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W64 S 14 E64 N14\$.											