LOT 22
2014 JACB DW/MH OR 1008/423
CALLAHAN PINES PB 5/285-286

FARROW ANTHONY & PAMELA
45206 GAIL DRIVE
CALLAHAN, FL 32011

2023

13-2N-24-0212-0022-0000

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 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

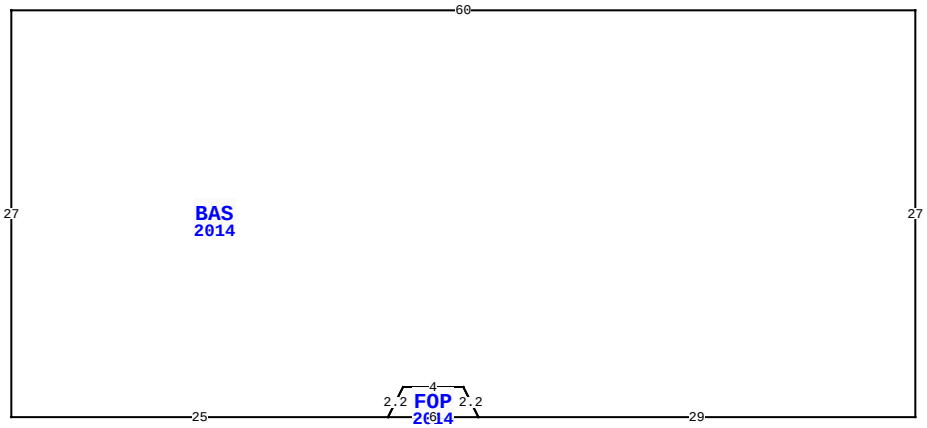
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1,610	135,730
FOP	10	30	3	253
TOTALS	1,620		1,613	135,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,613	150.5400	105.38	169,978	2014	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2002 Heated Area: 1610 HX Base Yr 2002



45206 GAIL DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,982
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		166,882
SOH/AGL Deduction		70,379
ASSESSED VALUE		96,503
TOTAL EXEMPTION VALUE	HX HB SX	96,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		166,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145552	MH MOVE-ON	0	04/01/2014
MH143080	MH MOVE-ON	0	03/26/2014
8753	MH MOVE-ON	16,900	12/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1008/0423	9/19/2001	QC	U	V	11	16,500
GRANTOR: GILLESPIE KERMIT W JR						
GRANTEE: FARROW ANTHONY & PA						
0986/0382	5/14/2001	QC	U	I	01	100
GRANTOR: GILLESPIE MAGDALINE L						
GRANTEE: GILLISPIE KERMIT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S27 E25 FOP=[YR=2014] E6 L1 U2 W4 L1 D2 $ R1 U2 E4 R1 D2 E29 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

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS