LOT 23
OR 933/1914 & OR 1554/345
MH/ID 9D630125NA & 9D630125NB

GILLESPIE MAGDALINE L
45244 GAIL DRIVE
CALLAHAN, FL 32011

2023

13-2N-24-0212-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

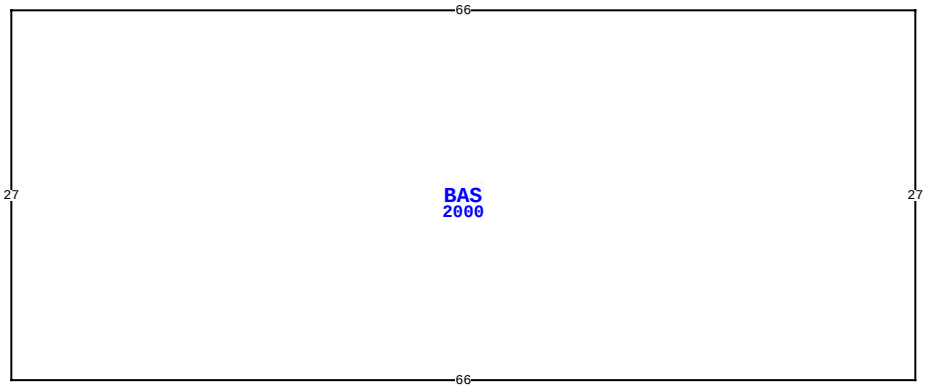
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	70,653
TOTALS	1,782		1,782	70,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	118.0000	82.60	147,193	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1782 HX Base Yr



45244 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		70,653
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		30,900
TOTAL MARKET VALUE		104,528
SOH/AGL Deduction		48,993
ASSESSED VALUE		55,535
TOTAL EXEMPTION VALUE	HX HB	30,535
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003153	MH MOVE-ON	0	06/01/2000
8605	MH MOVE-ON	13,000	07/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1554/0345	3/05/2008	QC	U	I	06	100
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: GILLESPIE MAGDALINE						
0933/1914	5/26/2000	QC	U	I	06	100
GRANTOR: GILLISPIE KERMIT W JR						
GRANTEE: GILLISPIE MAGDALINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E66 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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 01/06/2023 BY WWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/02/2023 BY SYS