



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,536	100	1,536	34,804
DCK	48	15	7	159
DCK	196	15	29	657
TOTALS	1,780		1,572	35,620

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
6	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989
7	0940	SHEDS/PORT	0	0	16	192.00	SF	30.00	30.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.03	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,572	116.2000	75.53	118,733	1989	1989	0	0	70.00	30.00
2 M/H 93- - 0% - 0											
Heated Area: 1536											
HX Base Yr											
BAS 2008											
DCK 2008											
DCK 2008											

45272 GAIL DR, CALLAHAN				BLD DATE	02/14/2008	JH	LGL DATE	06/13/2023	MLU
				XF DATE			LAND DATE		
				INC DATE			AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		35,620	
TOTAL MARKET OB/XF VALUE		5,392	
TOTAL LAND VALUE - MARKET		30,900	
TOTAL MARKET VALUE		71,912	
SOH/AGL Deduction		10,630	
ASSESSED VALUE		61,282	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		61,282	
TOTAL JUST VALUE		71,912	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P047889	MH MOVE-ON	0	01/04/2004
8606	MH MOVE-ON	6,500	07/09/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2455/0712	4/14/2021	QC U	I	I	11	100	
GRANTOR: WHALEY KENNETH M & TE							
GRANTEE: BARRY RUBY B							
1661/1954	2/08/2009	QC U	I	I	11	100	
GRANTOR: BARRY RUBY							
GRANTEE: WHALEY KENNETH M &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W2 DCK=[YR=2008] N14 W14 S14 E14\$ W14 W48 S24 E32 DCK=[YR=2008] S6 E8 N6 W8\$ E8 E24 N24\$.											