LOT 25
IN OR 2220/1487
CALLAHAN PINES PB 5/285-286

KELLEY BROCK M
45188 KERI BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	06	Quality Level 06

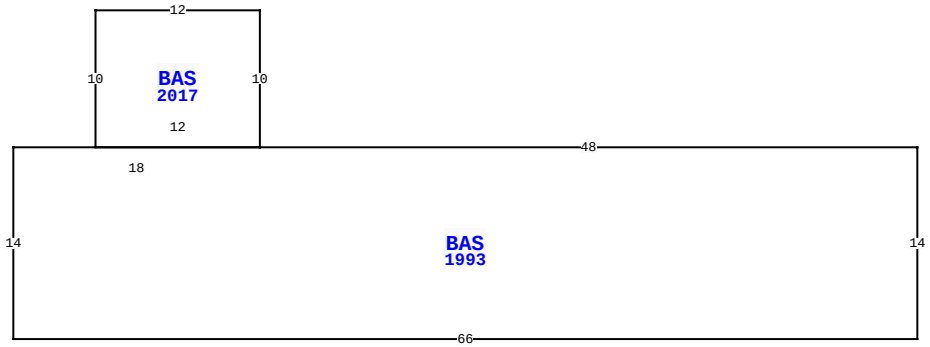
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	22,861
BAS	120	100	120	2,969
TOTALS	1,044		1,044	25,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,044	126.8800	82.47	86,099	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1044 HX Base Yr



45188 KERI 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	25,830
TOTAL MARKET OB/XF VALUE	1,098
TOTAL LAND VALUE - MARKET	30,900
TOTAL MARKET VALUE	57,828
SOH/AGL Deduction	13,501
ASSESSED VALUE	44,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,327
TOTAL JUST VALUE	57,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007341	XFOB	3,000	07/01/2000
B974209	CARPORT	2,975	08/01/1997
8401	MH MOVE-ON	500,000,000	12/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/1487	9/06/2018	QC	U	I	11	100
GRANTOR: KELLEY JAMES K & BARB						
GRANTEE: KELLEY BROCK M						
0792/1991	5/09/1997	WD	Q	I		39,900
GRANTOR: HARRISON DARREN WADE						
GRANTEE: KELLEY JAMES & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 BAS=[YR=2017] N10 W12 S10 E12$ W18 S14 E66 N14$.

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
1	0751	UOP	0	0	5	8	40.00	SF	10.00	10.00	100	1994	1994	3	23	92	
3	0756	FEP	0	0	5	10	50.00	SF	27.00	27.00	100	1997	1997	3	20	270	
4	0350	CARPORT WD	0	0	10	12	120.00	SF	9.36	9.36	100	1997	1997	3	20	225	
5	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2000	2000	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 1,098

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	0	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