LOT 26 R787936
IN OR 855/234
CALLAHAN PINES PB 5/285-286

GLISSON SIDNEY & APRIL
45244 KERI BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

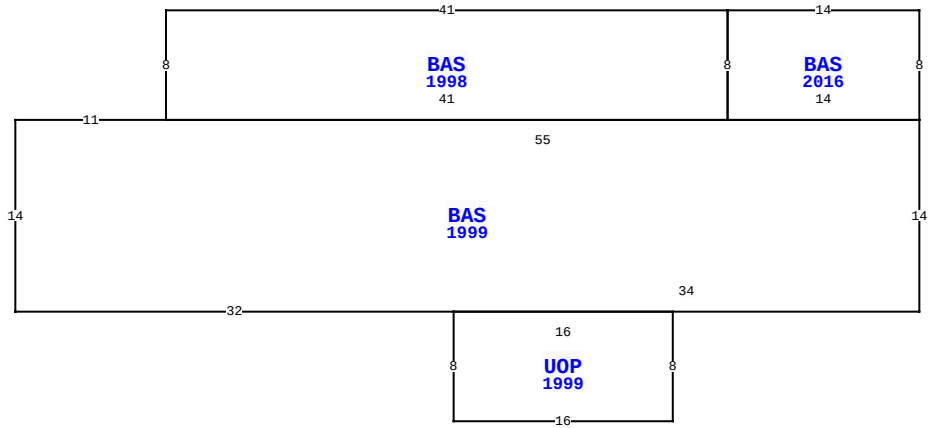
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	328	100	328	5,930
BAS	924	100	924	16,704
BAS	112	100	112	2,025
UOP	128	25	32	578
TOTALS	1,492		1,396	25,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,396	92.7000	60.26	84,123	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1364 HX Base Yr



45231 KERI BLVD, 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	25,237
TOTAL MARKET OB/XF VALUE	232
TOTAL LAND VALUE - MARKET	35,700
TOTAL MARKET VALUE	61,169
SOH/AGL Deduction	17,326
ASSESSED VALUE	43,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,843
TOTAL JUST VALUE	61,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8464	MH MOVE-ON	3,500	03/06/1991
8367	MH MOVE-ON	5,000	11/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0234	11/09/1998	WD	Q	I		17,100
GRANTOR: MCGEE JAMES E SR & GL						
GRANTEE: GLISSON SIDNEY & AP						
0737/1360	8/28/1995	WD	U	I	10	19,500
GRANTOR: HIGGINBOTHAM GARY & I						
GRANTEE: MCGEE JAMES SR & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 BAS=[YR=1998] W41 S8 BAS=[YR=1999] W11 S14 E32 UOP=[YR=1999] S8 E16 N8 W16$ E34 N14 W55$ E41 N8$ S8 E14 N8$.

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	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	29	232	

LAND DESCRIPTION

TOTAL OB/XF 232

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	1.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.19 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS