LOT 28
ESMT PT OR 1861/825
CALLAHAN PINES PB 5 PG 285-286

TINSLEY DEBRA L & JOHN/TINSLEY PAUL MICHAEL
15793 JIM COURT
JACKSONVILLE, FL 32218

2023

13-2N-24-0212-0028-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05

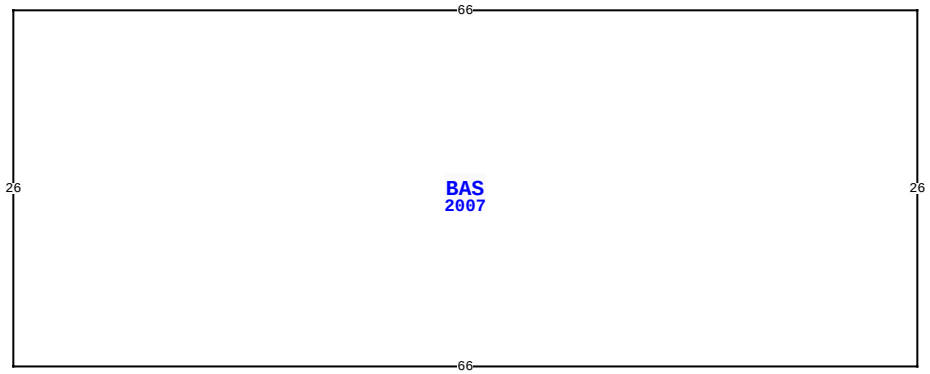
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	114,284
TOTALS	1,716		1,716	114,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	139.9200	97.94	168,065	2005	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 0 Heated Area: 1716 HX Base Yr



45242 KERI BLVD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,284
TOTAL MARKET OB/XF VALUE		5,018
TOTAL LAND VALUE - MARKET		81,720
TOTAL MARKET VALUE		201,022
SOH/AGL Deduction		7,998
ASSESSED VALUE		193,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,024
TOTAL JUST VALUE		201,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514253	ELEC OTHER	0	02/01/2005
M0509204	MECH OTHER	0	02/01/2005
P0408838	OTHER	0	12/01/2004
MHU44514	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0372	3/14/2023	WD	Q	I	01	245,000
GRANTOR: HOOD DALTON DAVID & K						
GRANTEE: TINSLEY DEBRA L & J						
2458/0436	5/03/2021	QC	U	I	11	100
GRANTOR: HOOD DALTON DAVID & K						
GRANTEE: HOOD DALTON DAVID &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S26 E66 N26 $.

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
6	0510	GARAGE WD-	0	100	32	14	448.00	SF	35.00	35.00	100	2002	2002	3	32	5,018	

LAND DESCRIPTION

TOTAL OB/XF 5,018

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	4.54	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,720							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.54 Total Land Value: 81,720 Market: 0 Agricultural: 0 Common: 81,720 PRINTED 08/02/2023 BY SYS