

LOT 31
IN OR 2222/928
R567853 & R567854

MORRISSEY JOHN H
45245 IRIS BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0031-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

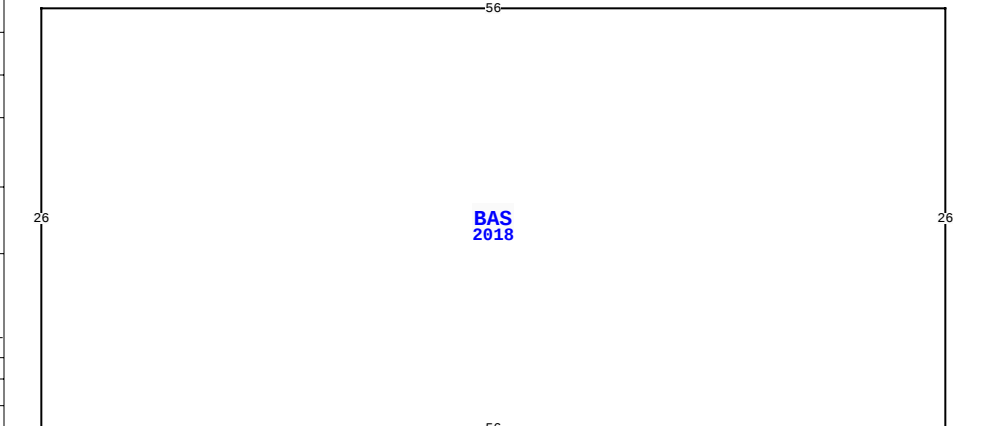
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	113,091
TOTALS	1,456		1,456	113,091

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00	100	1995

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	100	0006	OR	0.00	0.00	3.77	AC	1.00

REVIEW DATE 05/06/2019 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,456	116.8000	81.76	119,043	2018	2018	0	0	5.00	95.00
1 M/H 94+ - 100% - 2019				Heated Area: 1456				HX Base Yr 2019			



45245 IRIS BLVD, CALLAHAN	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
720											

TOTAL OB/XF											
720											

Total Acres: 3.77 Total Land Value: 67,860 Market: 0 Agricultural: 0 Common: 67,860

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										131,715	
TOTAL MARKET OB/XF VALUE										720	
TOTAL LAND VALUE - MARKET										67,860	
TOTAL MARKET VALUE										200,295	
SOH/AGL Deduction										65,769	
ASSESSED VALUE										134,526	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										84,526	
TOTAL JUST VALUE										200,295	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										158,081	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001952	GARAGE	45,888	02/27/2019
18011113	CO ISSUED	0	11/06/2018
8917	MH MOVE-ON	10,000	05/29/1992
8409	MH MOVE-ON	4,500	01/03/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2222/0928	9/04/2018	WD	Q	V	02	46,000	
GRANTOR:QUALITY PROPERTIES OF							
GRANTEE:MORRISSEY JOHN H							
2153/1625	10/25/2017	TX	U	I	11	13,000	
GRANTOR:TAX COLLECTOR							
GRANTEE:QUALITY PROPERTIES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W56 S26 E56 N26\$.											

TOTAL OB/XF											
720											

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