LOT 32 IN OR 1373/1466
2010 JACB/TW/MH
ESMT PT OR 1861/825

ROBINSON KIMBERLY
45244 IRIS BLVD
CALLAHAN, FL 32011-6638

2023

13-2N-24-0212-0032-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

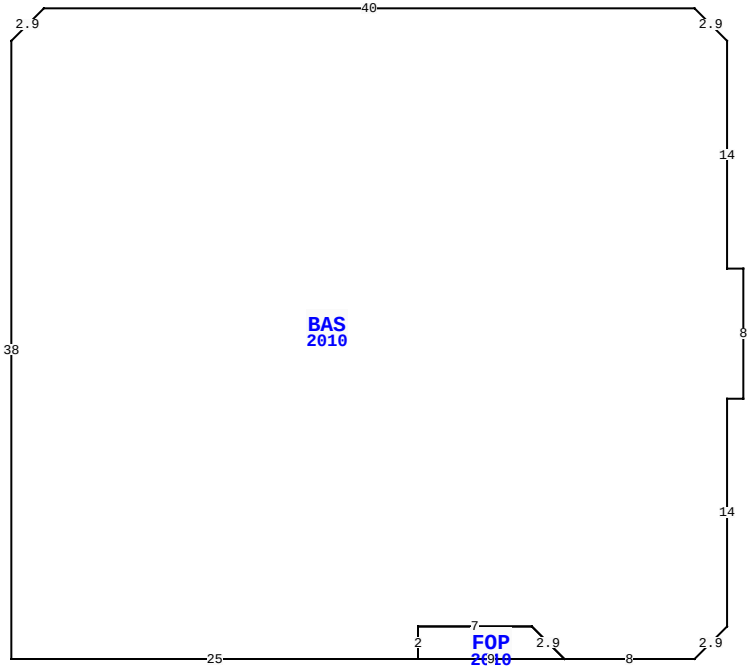
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	1,746	125,115
FOP	16	30	5	358
TOTALS	1,762		1,751	125,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,751	150.5400	105.38	184,520	2010	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2022 Heated Area: 1746 HX Base Yr 2022



45244 IRIS 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		125,474
TOTAL MARKET OB/XF VALUE		4,224
TOTAL LAND VALUE - MARKET		83,400
TOTAL MARKET VALUE		213,098
SOH/AGL Deduction		50,989
ASSESSED VALUE		162,109
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		107,109
TOTAL JUST VALUE		213,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5239	CO ISSUED	0	02/03/2010
M15030	MECH OTHER	0	01/01/2010
MH5239	MH MOVE-ON	0	12/01/2009
M14967	H/AC	0	12/01/2009
P14065	OTHER	0	12/01/2009
MH98	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1466	12/13/2005	WD	Q	I		55,000
GRANTOR: FOWLER RICHARD A						
GRANTEE: ROBINSON MICHAEL C						
1373/1465	12/13/2005	WD	U	I	06	100
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: HENDRICKS DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U2 L2 W40 D2 L2 S38 E25 FOP=[YR=2010] E9 L2 U2 W7 S2$ N2 E7 R2 D2 E8 U2 R2 N14 E1 N8 W1 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
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1995	1995	3	20	386	
4	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
6	0681	POLE SHED	0	100	8	4	32.00	SF	15.00	15.00	100	2008	2008	3	56	269	
7	0300	BOAT DCK W	0	100	18	2	36.00	SF	24.00	24.00	100	1995	1995	3	24	207	

LAND DESCRIPTION

TOTAL OB/XF 4,224

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	2.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,400							

REVIEW DATE 09/17/2019 BY TWA Total Acres: 2.78 Total Land Value: 83,400 Market: 0 Agricultural: 0 Common: 83,400 PRINTED 08/02/2023 BY SYS