LOT 34
IN OR 1240/1677
R568040 & R568041

SORRELLS JOANN B &/HUTCHERSON LYNETTE W
45234 IRIS BLVD
CALLAHAN, FL 32011

2023

13-2N-24-0212-0034-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

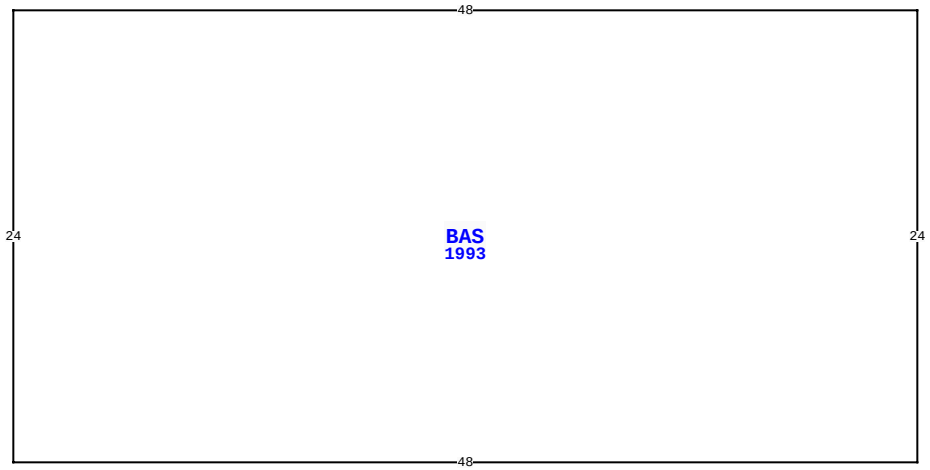
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	42,268
TOTALS	1,152		1,152	42,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.6000	76.44	88,059	1990	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2001 Heated Area: 1152 HX Base Yr 2001



45234 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		42,268
TOTAL MARKET OB/XF VALUE		2,722
TOTAL LAND VALUE - MARKET		80,100
TOTAL MARKET VALUE		125,090
SOH/AGL Deduction		79,664
ASSESSED VALUE		45,426
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,426
TOTAL JUST VALUE		125,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8929	MH MOVE-ON	22,000	06/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/1677	6/25/2004	WD	U	I	01	100
GRANTOR: SORRELLS JOANN B						
GRANTEE: SORRELLS JOANN & LY						
0957/0208	11/06/2000	WD	U	I	07	100
GRANTOR: BYERS PATRICK & SUSAN						
GRANTEE: SORRELLS JOANN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	1992	1992	3	20	144	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,722

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	2.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,100							

REVIEW DATE 10/08/2020 BY TWA Total Acres: 2.67 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 08/02/2023 BY SYS