PT OF REPLAT OF LOT 1
IN OR 2316/1184
1997 MERI DWMH

ASH BRIAN P & SUSAN M
45096 IRIS BLVD
CALLAHAN, FL 32011

2023

13-2N-24-1130-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	05	Quality Level 05

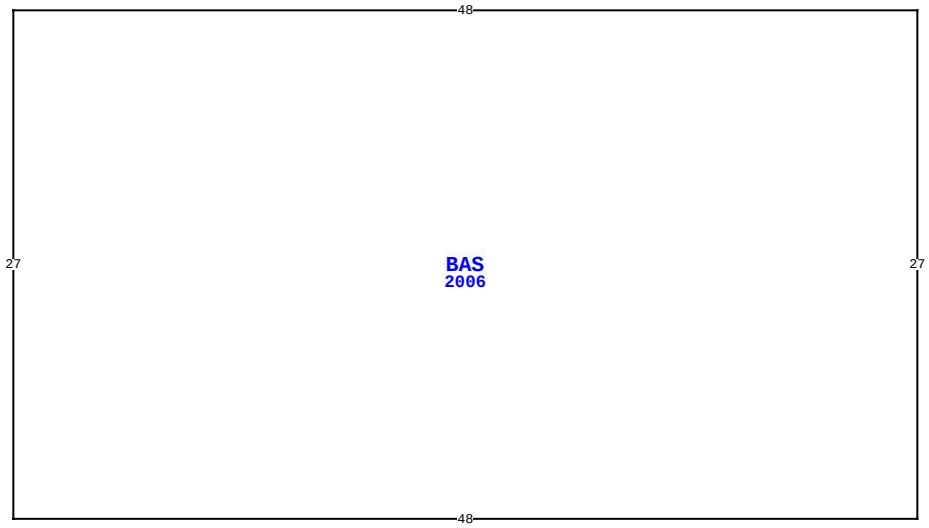
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	91,204
TOTALS	1,296		1,296	91,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	147.8400	103.49	134,123	1997	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2020 Heated Area: 1296 HX Base Yr 2020



45096 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		91,204
TOTAL MARKET OB/XF VALUE		1,785
TOTAL LAND VALUE - MARKET		37,200
TOTAL MARKET VALUE		130,189
SOH/AGL Deduction		83,148
ASSESSED VALUE		47,041
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,041
TOTAL JUST VALUE		130,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011058	REPAIR/RRF	5,069	11/12/2020
MH971639	MH MOVE-ON	0	02/01/1997
8467	MH MOVE-ON	2,500	03/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1184	10/29/2019	WD	Q	I	02	96,000
GRANTOR: HEALEY DAVID EUGENE						
GRANTEE: ASH BRIAN P & SUSAN						
1053/1909	5/03/2002	WD	U	I	05	27,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: HEALEY DAVID EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S27 E48 N27$.

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
4	0681	POLE SHED	0	100	0	0	300.00	SF	15.00	15.00	100	2000	2000	3	29	1,305	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,785

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	1.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,200							

REVIEW DATE 12/31/2020 BY TWX Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS