LOTS 6 & 5
IN OR 1168/250
CHNC 2002 DW/MH

HOWARD CHARLES & SYLVIA
PO BOX 2112
CALLAHAN, FL 32011-2112

2023

13-2N-24-1130-0006-0000

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	18	SLATE 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	06	Quality Level 06

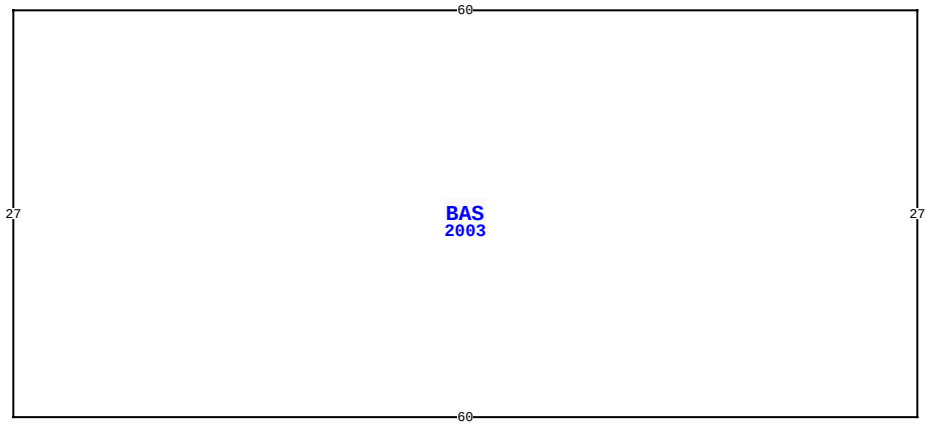
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	91,687
TOTALS	1,620		1,620	91,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	155.4800	108.84	176,321	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2004 Heated Area: 1620 HX Base Yr



450802 OLD DIXIE HWY, 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		91,687
TOTAL MARKET OB/XF VALUE		8,769
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		159,856
SOH/AGL Deduction		5,401
ASSESSED VALUE		154,455
TOTAL EXEMPTION VALUE	13	154,455
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		159,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023881	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0250	9/04/2003	WD	Q	I		126,400
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: HOWARD CHARLES & SY						
1089/0425	10/22/2002	WD	U	I	13	39,500
GRANTOR: CARROLL MARJORIE P						
GRANTEE: DOUBLE J HOME CENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 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
3	0812	CONCRETE C	0	100	0	0	1,724.00	SF	4.00	4.00	100	2002	2002	3	83	5,724	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 8,769

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	3.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,400							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 3.30 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/02/2023 BY SYS