LOT 8
IN OR 1510/917
KERI ACRES PB 5/139

MOONEY RAYMOND L
PO BOX 52
HILLIARD, FL 32046-0052

2023

13-2N-24-1130-0008-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

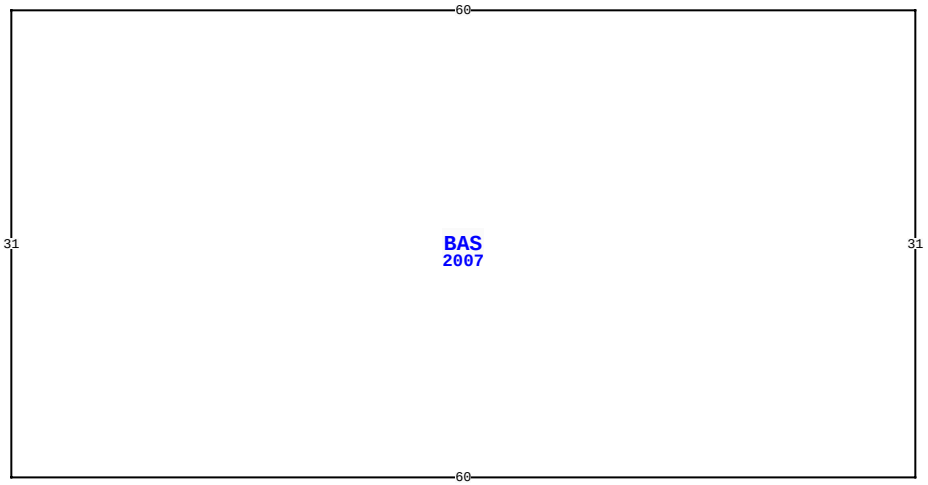
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	125,722
TOTALS	1,860		1,860	125,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	155.7400	109.02	202,777	2007	2007	0	0	0	38.00	62.00

2 M/H 94+ – 100% - 2008 Heated Area: 1860 HX Base Yr 2008



450842 OLD DIXIE HWY, CALLAHAN

BLD DATE	02/04/2008	JH	LGL DATE	
XF DATE	02/04/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,722
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		43,800
TOTAL MARKET VALUE		169,522
SOH/AGL Deduction		83,452
ASSESSED VALUE		86,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,070
TOTAL JUST VALUE		169,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961398	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/0917	7/05/2007	WD	Q	I		158,000
GRANTOR: DAVID KEITH R						
GRANTEE: MOONEY RAYMOND L						
1494/1691	4/25/2007	WD	U	I	11	45,000
GRANTOR: KIRBY LEE D & DAWN N						
GRANTEE: DAVID KEITH R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS 2007=W60S31E60N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/02/2023 BY SYS