

LOT 9 2001 PALM HARBOR SW
IN OR 1144/999
KERI ACRES PB 5/139

GUNDERSEN MARYANN R A
450854 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2023

13-2N-24-1130-0009-0000



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	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

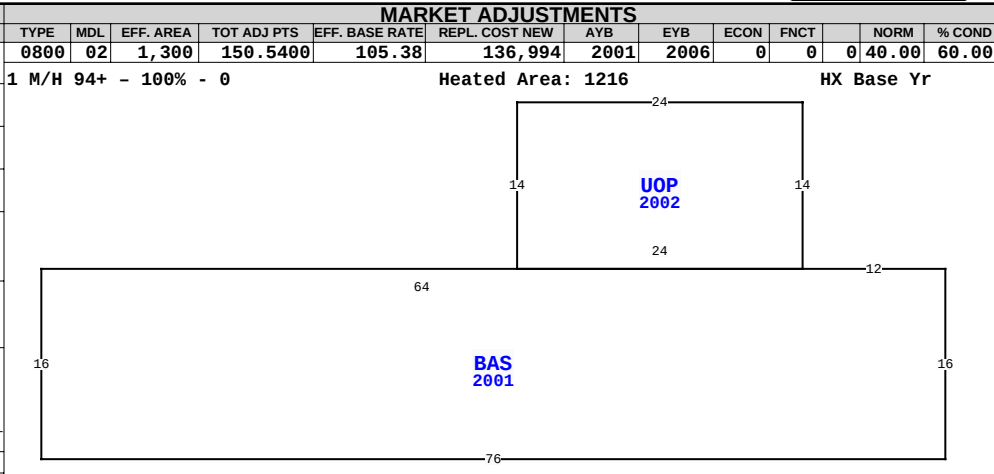
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	76,885
UOP	336	25	84	5,311

TOTALS	1,552	1,300	82,196
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
5	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	1995
6	0510	GARAGE WD-	0 100	12	20	240.00	SF	35.00	35.00	100	1995
9	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.46	AC	



450854 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,264											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	82,196		
TOTAL MARKET OB/XF VALUE	3,264		
TOTAL LAND VALUE - MARKET	43,800		
TOTAL MARKET VALUE	129,260		
SOH/AGL Deduction	77,448		
ASSESSED VALUE	51,812		
TOTAL EXEMPTION VALUE	HX HB WX 31,812		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	129,260		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	101,407		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10480	XFOB	3,840	02/01/2002
7934	MH MOVE-ON	27,000	09/20/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1144/0999	6/11/2003	WD U	I	07		100	
GRANTOR: HIGGINBOTHAM GARY & I							
GRANTEE: ASHLEY RICHARD D &							
1094/0617	11/14/2002	WD U	V	10		100	
GRANTOR: HIGGINBOTHAM GARY & I							
GRANTEE: ASHLEY RICHARD D &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W12 UOP=[YR=2002] N14 W24 S14 E24\$ W64 S16 E76 N16\$.											