LOT 10
IN OR 2652/1106
KERI ACRES #1 PB 5/139

450870 OLD DIXIE HIGHWAY TRUST/TRSTE LLC TRUSTEE
924 WEST COLONIAL DR
ORLANDO, FL 32804

2023

13-2N-24-1130-0010-0000

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 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

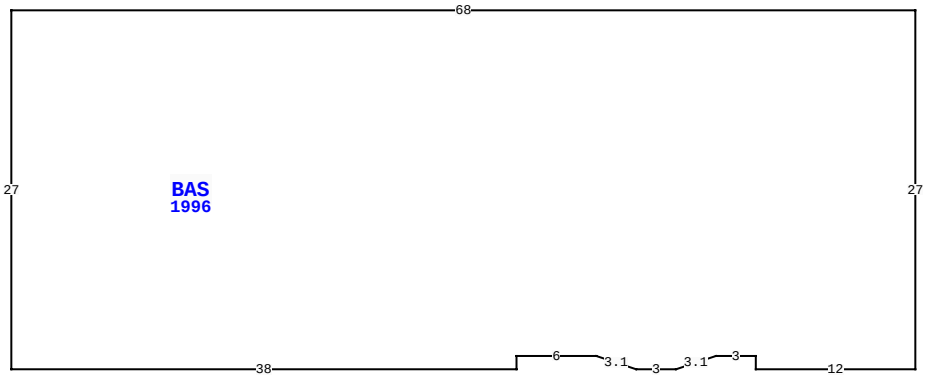
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	86,239
TOTALS	1,824		1,824	86,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	135.0800	94.56	172,477	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1824 HX Base Yr



450870 OLD DIXIE HWY, CALLAHAN

BLD DATE	05/14/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	86,238
TOTAL MARKET OB/XF VALUE	4,494
TOTAL LAND VALUE - MARKET	43,800
TOTAL MARKET VALUE	134,532
SOH/AGL Deduction	19,366
ASSESSED VALUE	115,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,166
TOTAL JUST VALUE	134,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961442	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/1106	6/30/2023	WD	Q	I	01	170,000
GRANTOR: SCHARF JANET H						
GRANTEE: 450870 OLD DIXIE HI						
2518/1275	12/02/2021	TD	U	I	11	100
GRANTOR: HINTON JEWEL PITTS RE						
GRANTEE: SCHARF JANET H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W68 S27 E38 N1 E6 D1 R3 E3 U1 R3 E3 S1 E12 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
1	1242	WD DECK A	0	0	12	25	300.00	SF	10.00	10.00	100	1988	1988	3	20	600	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
4	0681	POLE SHED	0	0	20	18	360.00	SF	11.25	11.25	100	1998	1998	3	27	1,094	

LAND DESCRIPTION

TOTAL OB/XF 4,494

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	0	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 07/21/2021 BY TWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/02/2023 BY SYS