PT OR NE1/4 OF NE1/4
IN OR 2560/976
(EX R/W FEE SIMPLE LIMITED

DAVIS NOAMI R
55064 WHIE DOVE TR
CALLAHAN, FL 32011

2023

14-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

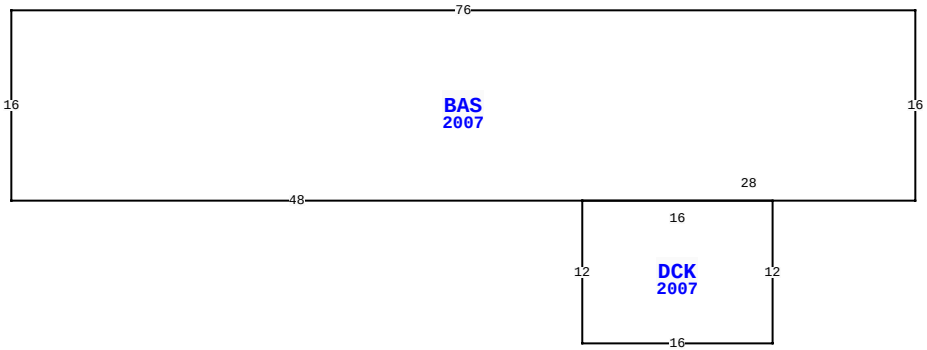
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	57,265
DCK	192	15	29	1,366
TOTALS	1,408		1,245	58,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,245	140.1600	98.11	122,147	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2023 Heated Area: 1216 HX Base Yr 2023



55064 WHITE DOVE TRL, CALLAHAN

BLD DATE	04/23/2008	JWKW	LGL DATE	
XF DATE	04/23/2008	JWKW	LAND DATE	04/23/2008 JWKW
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		58,631
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		96,431
SOH/AGL Deduction		0
ASSESSED VALUE		96,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,431
TOTAL JUST VALUE		96,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5551	H/AC	0	12/01/2001
8861	NEW CONSTR	0	12/01/2001
MH3699	MH MOVE-ON	0	12/01/2001
MH003339	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/0976	4/21/2022	SW	U	I	37	60,000
GRANTOR: COOK INVESTMENTS OF						
GRANTEE: DAVIS NOAMI R						
1776/0455	1/26/2012	WD	U	I	38	50,000
GRANTOR: PURVIS SHERROD G						
GRANTEE: COOK INVESTMENTS OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S16 E48 DCK=[YR=2007] S12 E16 N12 W16$
E28 N16$.

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	0004	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,800							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 1.08 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/02/2023 BY SYS