PT SW1/4 OF NE1/4 OF NE1/4 OF
SEC 14-2N-25E S OF SR 200
PAR 2-5 IN OR 2240/562

WILLIAMS JASON F
450934 SR 200
CALLAHAN, FL 32011

2023

14-2N-25-0000-0002-0050

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 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

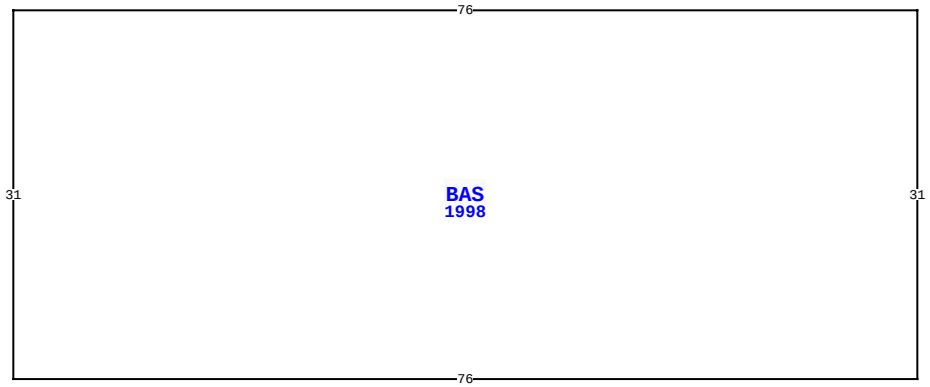
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	85,046
TOTALS	2,356		2,356	85,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	82.04	193,286	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2019 Heated Area: 2356 HX Base Yr 2019



450934 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,046
TOTAL MARKET OB/XF VALUE		10,313
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		145,759
SOH/AGL Deduction		45,731
ASSESSED VALUE		100,028
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,028
TOTAL JUST VALUE		145,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985199	CARPORT	11,232	07/01/1998
MH98	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/0562	11/30/2018	WD	Q	I	01	100,000
GRANTOR: PURVIS FREDERICK M &						
GRANTEE: WILLIAMS JASON F						
2122/0419	5/25/2017	QC	U	V	11	500
GRANTOR: STATE OF FLORIDA						
GRANTEE: PURVIS FREDERICK M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S31 E76 N31 $.

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
4	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1998	1998	3	77	901	
6	0753	UEP	0	100	76	10	760.00	SF	22.00	22.00	100	1998	1998	3	27	4,514	
7	0752	USP	0	100	24	10	240.00	SF	15.00	15.00	100	1998	1998	3	27	972	
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
11	0810	CONCRETE A	0	100	17	12	204.00	SF	6.50	6.50	100	1998	1998	3	77	1,021	

LAND DESCRIPTION

TOTAL OB/XF 10,313

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	1.44	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,400							

REVIEW DATE 01/11/2018 BY KBX Total Acres: 1.44 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/02/2023 BY SYS