

PT OF NW1/4 R673506
IN OR 1796/1112

MORGAN HENRY MARK
55333 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
Exterior Wall	05	AVERAGE 100	0800	02	1,232	117.2000	82.04	101,073	1998	1998	0	0	0	56.00	44.00	VALUATION SUMMARY																						
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2016												Heated Area: 1232 HX Base Yr 2016																							
Roof Cover	03	COMP SHNGL 100	16 77 16 77 BAS 1998												VALUATION BY												STANDARD											
Interior Wall	05	DRYWALL 100													Tax Group: 6												Tax Dist:											
Interior Floo	14	CARPET 80													BUILDING MARKET VALUE												44,472											
Interior Floo	08	SHT VINYL 20													TOTAL MARKET OB/XF VALUE												6,528											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												44,450											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												95,450											
Bedrooms		3 100													SOH/AGL Deduction												44,571											
Bathrooms		2 100													ASSESSED VALUE												50,879											
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE												HX HB 25,879											
Stories	1.	1. 100													BASE TAXABLE VALUE												25,000											
Units		0 100	TOTAL JUST VALUE												95,450																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												79,877																							
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	1,232	100	1,232	44,472																																		
TOTALS			1,232	1,232	44,472																																	
EXTRA FEATURES			55333 MT OLIVE RD, CALLAHAN																																			
L N	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	BLD DATE						LGL DATE															
1	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1988	1988	3	20	2,800		XF DATE						LAND DATE															
2	0681	POLE SHED	0 100	20	40	800.00	SF	15.00	15.00	100	1970	1970	3	20	2,400		INC DATE						AG DATE															
3	0940	SHEDS/PORT	0 100	9	13	117.00	SF	30.00	30.00	100	1997	1997	3	20	702																							
4	0940	SHEDS/PORT	0 100	9	11	99.00	SF	18.30	18.30	100	1997	1997	3	20	362																							
6	1242	WD DECK A	0 100	15	8	120.00	SF	10.00	10.00	100	2003	2003	3	22	264																							
LAND DESCRIPTION			TOTAL OB/XF 6,528																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,450																					
REVIEW DATE 08/17/2017 BY KBX Total Acres: 1.27 Total Land Value: 44,450 Market: 0 Agricultural: 0 Common: 44,450 PRINTED 08/02/2023 BY SYS																																						