IN OR 2080/1314
PARCELS 3-3 & 3-6
1974 HARM DW

BRAY CURTIS
55471 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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	03	Quality Level 03

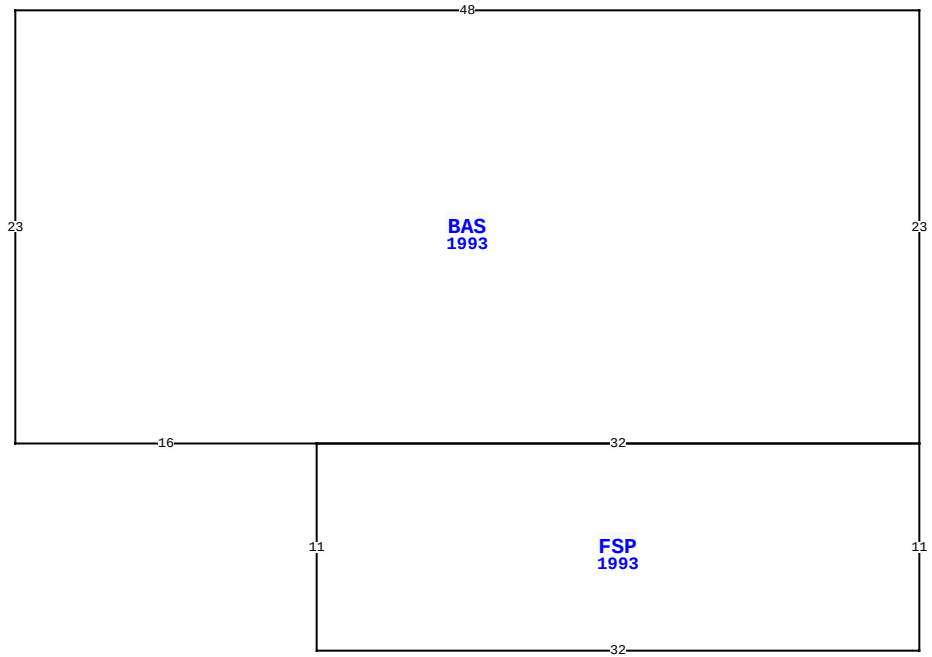
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	23,724
FSP	352	60	211	4,534
TOTALS	1,456		1,315	28,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,315	110.2000	71.63	94,193	1974	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



55471 MT OLIVE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	28,258
TOTAL MARKET OB/XF VALUE	3,393
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	84,151
SOH/AGL Deduction	29,428
ASSESSED VALUE	54,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,723
TOTAL JUST VALUE	84,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6651	REPAIR/RRF	8,000	08/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2080/1314	10/14/2016	WD	U	I	37	22,500
GRANTOR: MAIONE TARA L						
GRANTEE: BRAY CURTIS						
2021/1259	11/20/2015	SW	U	I	12	100
GRANTOR: POTTER THOMAS R & AMA						
GRANTEE: MAIONE TARA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E16 FSP=[YR=1993] S11 E32 N11 W32$ E32 N23$.

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	0940	SHEDS/PORT	0	0	18	10	180.00	SF	30.00	30.00	100	1974	1974	3	20	1,080	
2	0351	CARPORT MT	0	0	22	20	440.00	SF	5.90	5.90	100	1980	1980	3	20	519	
3	0351	CARPORT MT	0	0	15	5	75.00	SF	5.90	5.90	100	1980	1980	3	20	89	
4	0810	CONCRETE A	0	0	0	0	327.00	SF	6.50	6.50	100	1974	1974	3	26	553	
7	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
8	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	1999	1999	3	28	672	

LAND DESCRIPTION

TOTAL OB/XF 3,393

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 09/19/2022 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS