NW1/4 2001 FTWD TW/MH
IN OR 981/506

SCHEIBE WILLIAM E & AMY J
55319 MT OLIVE ROAD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

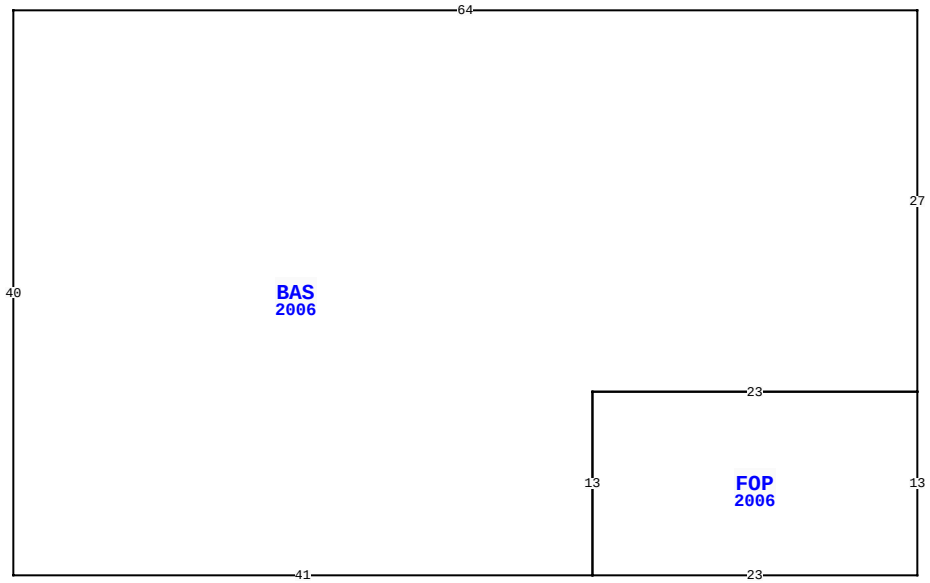
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,261	100	2,261	116,614
FOP	299	30	90	4,642
TOTALS	2,560		2,351	121,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	122.8000	85.96	202,092	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2007 Heated Area: 2261 HX Base Yr 2007



55319 MT OLIVE RD, 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		121,255
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		159,265
SOH/AGL Deduction		92,209
ASSESSED VALUE		67,056
TOTAL EXEMPTION VALUE	HX HB	42,056
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/0506	4/12/2001	QC	U	I	01	100

GRANTOR: MORGAN HENRY & MARCEL

GRANTEE: SCHEIBE WILLIAM E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W64 S40 E41 FOP=[YR=2006] E23 N13 W23 S13 $ N13 E23 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/29/2018 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS