PT OF NW1/4 OF SEC 14-2N-25E
IN OR 1988/466
(EX OR 419/59 & OR 1954/853 &

DALTON KENNETH E
55285 MT OLIVE RD
CALLAHAN, FL 32011

2023

14-2N-25-0000-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

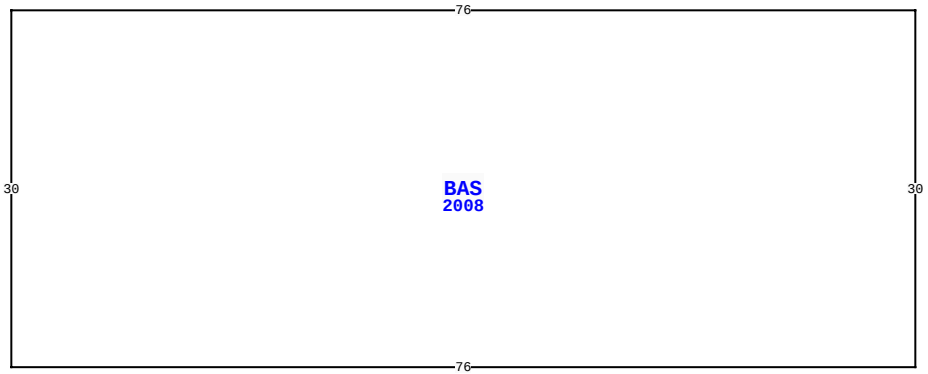
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	123,033
TOTALS	2,280		2,280	123,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	81.76	186,413	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



55285 MT OLIVE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,033
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		143,520
TOTAL MARKET VALUE		266,553
SOH/AGL Deduction		111,632
ASSESSED VALUE		154,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,921
TOTAL JUST VALUE		266,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5114	CO ISSUED	0	09/10/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0466	5/18/2015	WD	Q	I	05	140,000
GRANTOR: *CONDFIDENTIAL*						
GRANTEE: DALTON KENNETH E						
1988/0464	4/29/2015	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

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		OR	0.00	0.00	6.90	AC		1.00	1.00	1.30	16,000.00	20,800.00	143,520							

REVIEW DATE 10/28/2019 BY KBA Total Acres: 6.90 Total Land Value: 143,520 Market: 0 Agricultural: 0 Common: 143,520 PRINTED 08/02/2023 BY SYS