LOT 1245
IN OR 2401/1038
TOWN OF CRAWFORD S/D

SOBOLESKI JOSEPH LOUIS
85445 AMARYLLIS COURT
FERNANDINA BEACH, FL 32034

2023

15-1N-24-2180-1245-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

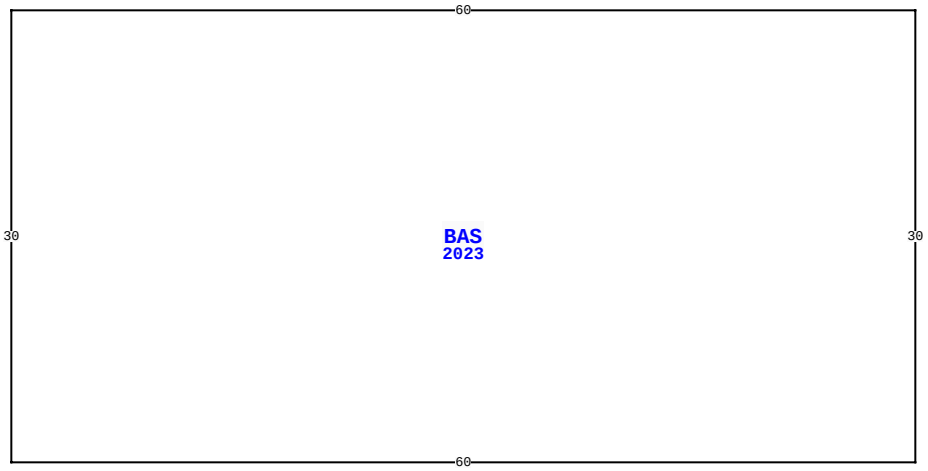
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	175,883
TOTALS	1,800		1,800	175,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,800	151.8400	98.70	177,660	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 0% - 2023 Heated Area: 1800 HX Base Yr



34383 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	175,883
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	171,360
TOTAL MARKET VALUE	347,243
SOH/AGL Deduction	54,728
ASSESSED VALUE	292,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,515
TOTAL JUST VALUE	347,243
NCON VALUE	175,883
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005952	CO ISSUED	0	04/18/2022
22003683	MH MOVE-ON	0	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2401/1038	10/14/2020	WD	Q	V	01	115,000
GRANTOR: HESTER MICHAEL CHASE						
GRANTEE: SOBOLESKI JOSEPH LO						
2103/0207	2/23/2017	WD	Q	V	01	70,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: HESTER MICHAEL CHAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E60 S30 W60 N30 $
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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	0			0.00	0.00	10.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	171,360							

REVIEW DATE 05/17/2022 BY TWX Total Acres: 10.71 Total Land Value: 171,360 Market: 0 Agricultural: 0 Common: 171,360 PRINTED 08/02/2023 BY SYS