PT OF GOVT LOT 1
IN OR 743 PG 1806
R622091 & R622092

SMITH RAY HAROLD
55562 JEWELL THOMAS RD
CALLAHAN, FL 32011

2023

15-2N-25-0000-0001-0060

BUILDING CHARACTERISTICS

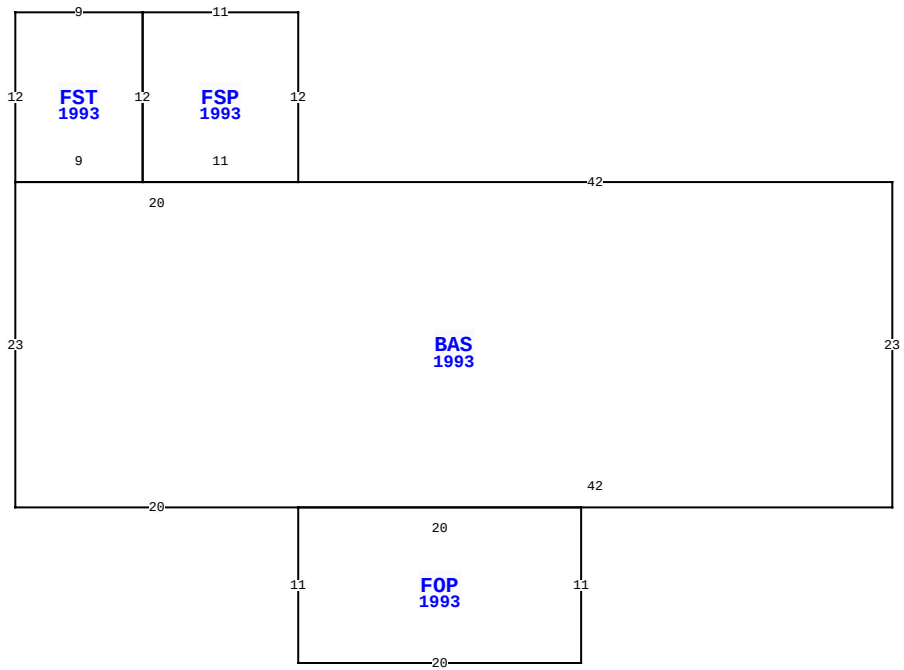
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,426	100	1,426	34,370
FOP	220	30	66	1,591
FSP	132	60	79	1,904
FST	108	65	70	1,687
TOTALS	1,886		1,641	39,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,641	123.6000	80.34	131,838	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1426 HX Base Yr 1996



55562 JEWEL THOMAS RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		39,551
TOTAL MARKET OB/XF VALUE		1,277
TOTAL LAND VALUE - MARKET		64,750
TOTAL MARKET VALUE		105,578
SOH/AGL Deduction		66,238
ASSESSED VALUE		39,340
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,340
TOTAL JUST VALUE		105,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0743/1806	11/09/1995	WD	U	I	05	35,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SMITH RAY HAROLD						
0721/0723	1/06/1995	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FSP=[YR=1993] N12 W11 FST=[YR=1993] W9 S12 E9 N12$ S12 E11 $ W20 S23 E20 FOP=[YR=1993] S11 E20 N11 W20$ E42 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	100	8	8	64.00	SF	6.00	6.00	100	1985	1985	3	20	77	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,277

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	100		OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,750							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.85 Total Land Value: 64,750 Market: 0 Agricultural: 0 Common: 64,750 PRINTED 08/02/2023 BY SYS