PT OF GOVT LOT 1
IN OR 2367/1294

**HUNTER ERIN C**
55540 JEWEL THOMAS RD
CALLAHAN, FL 32011

**2023**

**15-2N-25-0000-0001-0220**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

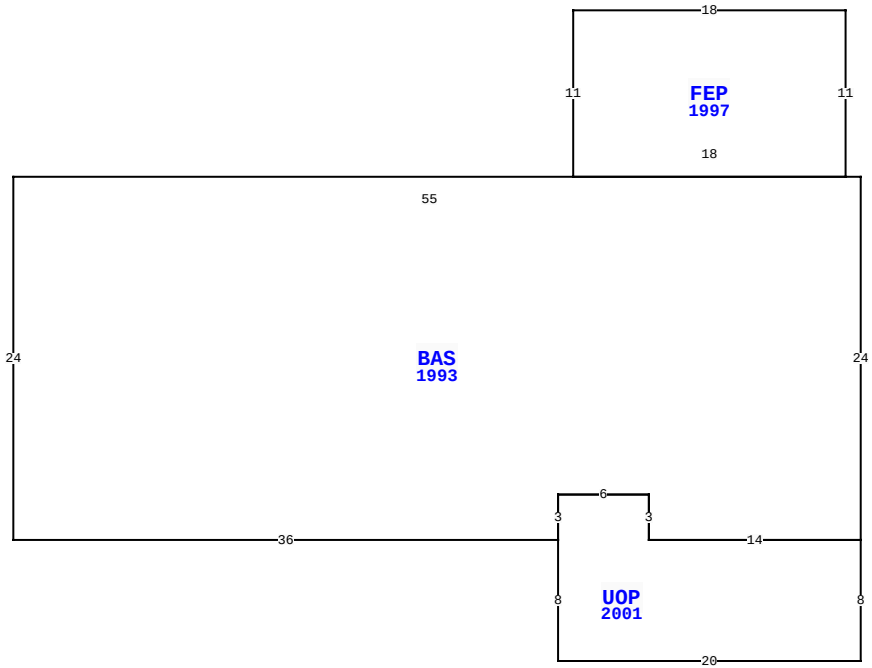
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 04 | PLYWOOD 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 1,326 | 100 | 1,326 | 31,856 |
| FEP | 198 | 85 | 168 | 4,036 |
| UOP | 178 | 25 | 44 | 1,057 |
| TOTALS | 1,702 | | 1,538 | 36,949 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,538 | 123.2000 | 80.08 | 123,163 | 1984 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2019 Heated Area: 1494 HX Base Yr 2019




55540 JEWEL THOMAS 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 | | 36,949 |
| TOTAL MARKET OB/XF VALUE | | 15,744 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 87,693 |
| SOH/AGL Deduction | | 28,431 |
| ASSESSED VALUE | | 59,262 |
| TOTAL EXEMPTION VALUE | HX HB | 34,262 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 87,693 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 67,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428748 | GARAGE | 20,390 | 05/01/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2367/1294 | 6/08/2020 | FJ | U | I | 11 | 100 |
| GRANTOR: CRAVEY RICHARD J ESTA | | | | | | |
| GRANTEE: HUNTER ERIN C | | | | | | |
| 1038/0647 | 2/19/2002 | WD | U | I | 07 | 100 |
| GRANTOR: STANLEY PATRICK & SUS | | | | | | |
| GRANTEE: CRAVEY RICHARD J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=1997] N11 W18 S11 E18 $ W55S24 E36
UOP=[YR=2001] S8 E20 N8 W14N3 W6 S3 $ N3 E6 S3 E14 N24 $.

### 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 4 | 32.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 64 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 20 | 25 | 500.00 | SF | 35.00 | 35.00 | 100 | 2014 | 2014 | 3 | 78 | 13,650 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,744

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 12/02/2019 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS