PT OF LOTS 1 & 2
IN OR 1616/503
2000 FLEETWOOD DW/MH

SLATTER LINDA J
450723 SR 200
CALLAHAN, FL 32011

2023

15-2N-25-2980-0001-0000

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 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	04	Quality Level 04

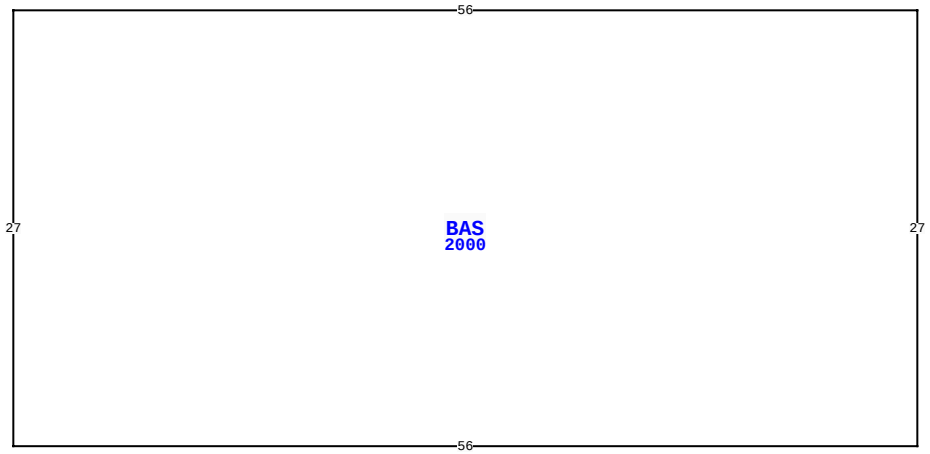
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	65,493
TOTALS	1,512		1,512	65,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	90.24	136,443	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 1512 HX Base Yr 2001



450723 SR 200, 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		65,493
TOTAL MARKET OB/XF VALUE		448
TOTAL LAND VALUE - MARKET		40,250
TOTAL MARKET VALUE		106,191
SOH/AGL Deduction		54,982
ASSESSED VALUE		51,209
TOTAL EXEMPTION VALUE	HX HB	26,209
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	03/01/2000
B996646	XFOB	2,400	12/01/1999
MH992744	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1616/0503	3/23/2009	QC	U	I	11	65,800
GRANTOR: SLATTER CALVIN R						
GRANTEE: SLATTER LINDA J						
0924/1206	3/17/2000	WD	U	I	13	27,000
GRANTOR: HASSELL MARK O						
GRANTEE: SLATTER CALVIN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 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
1	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
2	1242	WD DECK A	0	100	8	18	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 448

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	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.15 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 08/02/2023 BY SYS