PT OF LOT 2
IN OR 2257/609
2012 FLEETWOOD DW/MH

SHOTT MICHAEL
3081 BARBARA LANE
HILLIARD, FL 32046

2023

15-2N-25-2980-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

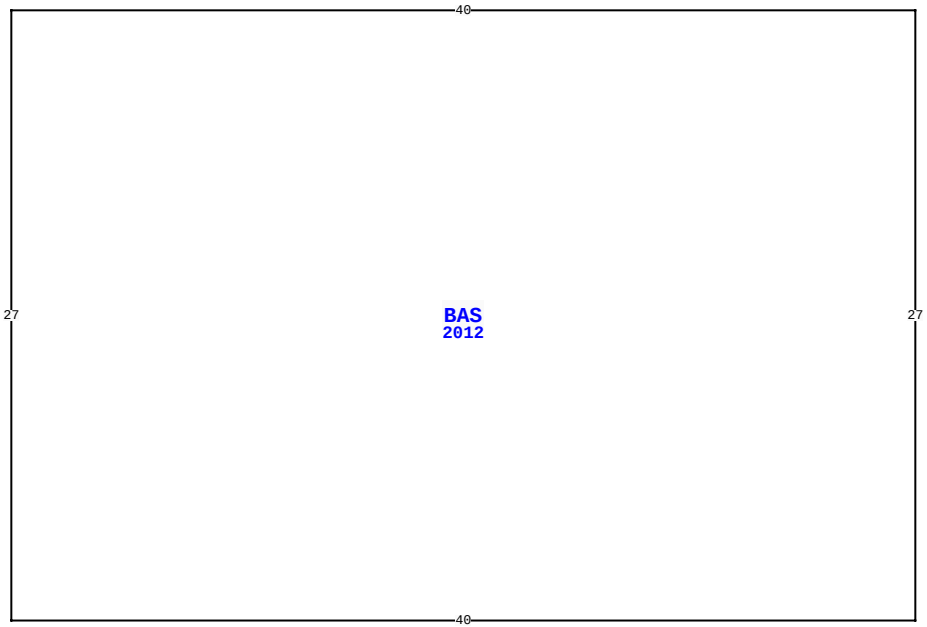
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	63,359
TOTALS	1,080		1,080	63,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	116.4000	81.48	87,998	2012	2012	0	0	0	28.00	72.00

2 M/H 94+ – 0% - 0 Heated Area: 1080 HX Base Yr



450717 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	63,359
TOTAL MARKET OB/XF VALUE	9,024
TOTAL LAND VALUE - MARKET	40,250
TOTAL MARKET VALUE	112,633
SOH/AGL Deduction	19,833
ASSESSED VALUE	92,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,800
TOTAL JUST VALUE	112,633
NCON VALUE	5,280
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5405	CO ISSUED	0	05/07/2012
M17014	H/AC	0	04/01/2012
P15822	MOBILE HOME	0	04/01/2012
E12578	NEW CONSTR	0	03/01/2004
MH	MH MOVE-ON	0	03/01/2004
MH992777	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/0609	2/26/2019	WD	Q	I	01	85,000
GRANTOR: SPARKMAN AUSTIN MATHE						
GRANTEE: SHOTT MICHAEL						
1977/1997	4/30/2015	WD	Q	I	01	83,000
GRANTOR: REESE WILLIAM W						
GRANTEE: SPARKMAN AUSTIN MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S27 E40 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
3	0810	CONCRETE A	0	0	30	20	600.00	SF	6.50	6.50	100	2015	2015	3	96	3,744	
4	0351	CARPORT MT	0	0	24	22	528.00	SF	10.00	10.00	100	2022	2022	3	100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 9,024

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	0			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