IN OR 2480/219
1988 CYPR DW/MH

WARREN WILLIAM
1284 MATENGO CIR
ST JOHNS, FL 32259

2023

16-1N-25-0000-0001-0230

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

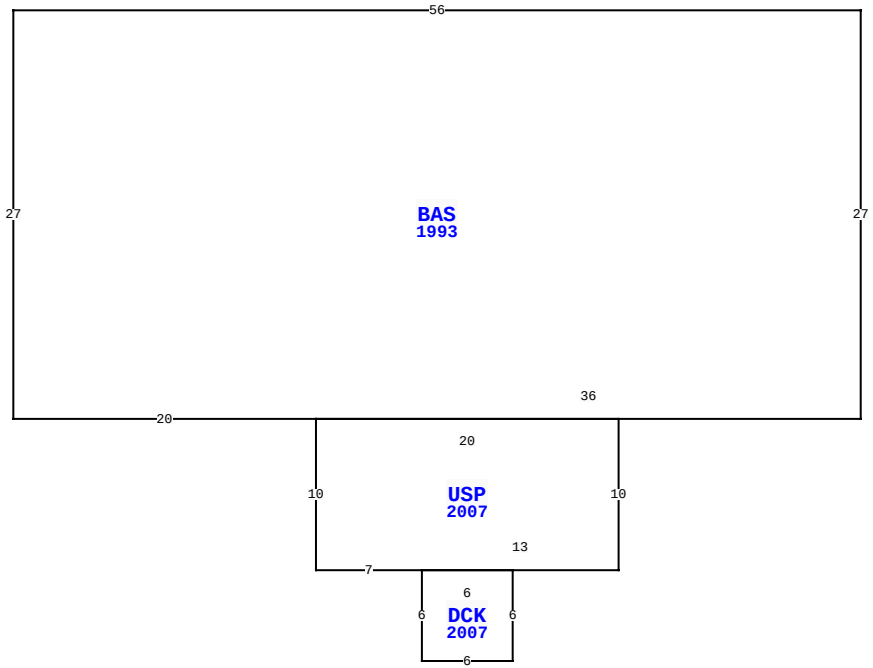
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	41,966
DCK	36	15	5	139
USP	200	50	100	2,776
TOTALS	1,748		1,617	44,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,617	122.0000	79.30	128,228	1988	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1512 HX Base Yr



44110 CATIES WAY, CALLAHAN

BLD DATE	07/17/2008 JW	LGL DATE	
XF DATE	07/17/2008 JW	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,880
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	37,450
TOTAL MARKET VALUE	84,640
SOH/AGL Deduction	1,539
ASSESSED VALUE	83,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,101
TOTAL JUST VALUE	84,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7921	MH MOVE-ON	32,000	08/31/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/0219	6/09/2021	WD	Q	I	01	85,000
GRANTOR: NAGY JAY J						
GRANTEE: WARREN WILLIAM						
1555/0273	3/10/2008	PR	Q	I		102,600
GRANTOR: CARTER LELAND M P/R						
GRANTEE: NAGY JAY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E20 USP=[YR=2007] S10 E7 DCK=[YR=2007] S6 E6 N6 W6$ E13 N10 W20$ E36 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 03/12/2021 BY KB Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS