IN OR 785/151
(EX ESMT IN OR 886/343)
R672788 R672789 & R672790

COOK CAROLYN G
54092 HURST RD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0001-0300

BUILDING CHARACTERISTICS

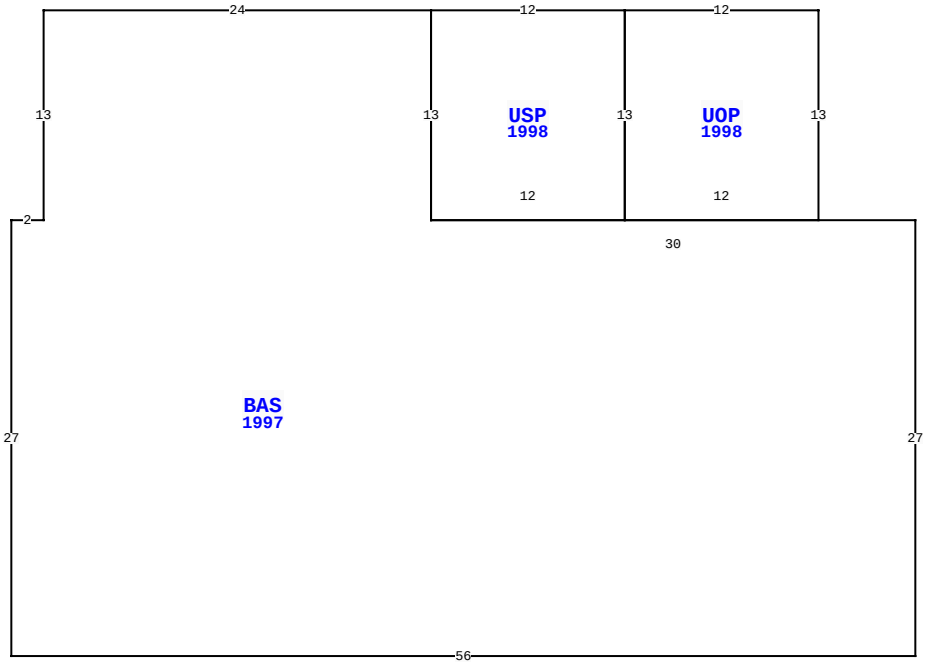
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,824	100	1,824	74,821
UOP	156	25	39	1,600
USP	156	50	78	3,200
TOTALS	2,136		1,941	79,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,941	117.2000	82.04	159,240	1997	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1998 Heated Area: 1824 HX Base Yr 1998



54092 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		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		79,620
TOTAL MARKET OB/XF VALUE		5,627
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		155,247
SOH/AGL Deduction		62,742
ASSESSED VALUE		92,505
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		37,505
TOTAL JUST VALUE		155,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992741	MH MOVE-ON	0	01/06/1999
MH982253	MH MOVE-ON	0	06/01/1998
MH971694	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/0298	5/27/1998	WD	U	I	07	100
GRANTOR: GORDAN ELSIE						
GRANTEE: COOK JOSEPH & CAROL						
0785/0151	2/18/1997	QC	U	I	01	10,000
GRANTOR: GORDON ELSIE M						
GRANTEE: COOK JOSEPH M & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W12 USP=[YR=1998] W12 BAS=[YR=1997] W24 S13 W2 S27 E56 N27 W30 N13$ S13 E12 N13$ S13 E12 N13$.

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	1997	1997	3	81	2,835	
2	0940	SHEDS/PORT	0	100	10	14	140.00	SF	19.50	19.50	100	1980	1980	3	20	546	
4	0810	CONCRETE A	0	100	0	0	432.00	SF	6.50	6.50	100	2000	2000	3	80	2,246	

LAND DESCRIPTION

TOTAL OB/XF 5,627

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/22/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS