IN OR 1022/425
MH/ID 3T52LE35461A &
3TS2LE35461B

BOYETT JIMMY RANDALL
44157 JARRETT ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

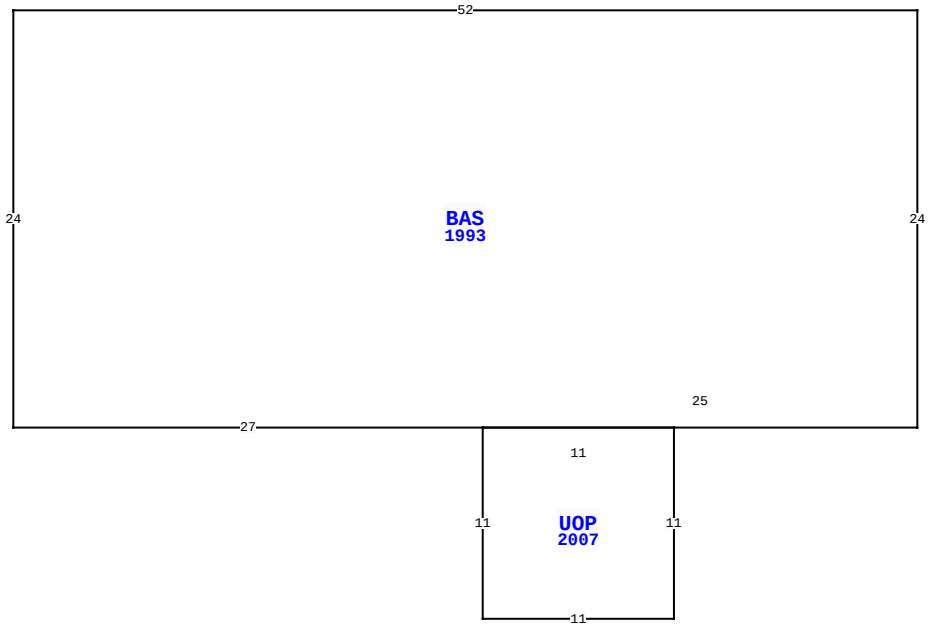
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	21,659
UOP	121	25	30	521
TOTALS	1,369		1,278	22,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,278	89.0000	57.85	73,932	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1248 HX Base Yr 2002



44157 JARRETT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		22,180
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		60,480
SOH/AGL Deduction		36,865
ASSESSED VALUE		23,615
TOTAL EXEMPTION VALUE	HX HB	23,615
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		60,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/0425	11/30/2001	QC	U	I	06	100

GRANTOR: PEACOCK SHERYL ETAL
GRANTEE: BOYETT JIMMY RANDAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E27 UOP=[YR=2007] S11 E11 N11 W11$ E25 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
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2010	2010	3	50	1,200	
4	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2010	2010	3	50	2,100	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/30/2018 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS