

PT OF SE1/4
2012 LIVE OAK DW/MH
IN OR 1165/1454

SHEPARD MARIE
PO BOX 1735
CALLAHAN, FL 32011-1735

2023

16-1N-25-0000-0011-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	05	AVERAGE 100	0800	02	1,560	116.4000	81.48	127,109	2012	2012	0	0	0	28.00	72.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1995													Heated Area: 1560 HX Base Yr 1995									
Roof Cover	03	COMP SHNGL 100	305230 BAS 2012													VALUATION BY STANDARD									
Interior Wall	05	DRYWALL 100														Tax Group: 6 Tax Dist:									
Interior Floo	14	CARPET 60														BUILDING MARKET VALUE 91,518									
Interior Floo	08	SHT VINYL 40														TOTAL MARKET OB/XF VALUE 14,968									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 55,620									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 162,106									
Bedrooms		3 100														SOH/AGL Deduction 53,979									
Bathrooms		2 100														ASSESSED VALUE 108,127									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE HX HB 50,000									
Stories	0	0 100														BASE TAXABLE VALUE 58,127									
Units		0 100	TOTAL JUST VALUE 162,106																						
Quality 03 Quality Level 03			NCON VALUE 0																						
DOR CODE 0200 MOBILE HOME			INCOME VALUE																						
MAP NUM MKT AREA 08			PREVIOUS YEAR MKT VALUE 133,100																						
NEIGHBORHOOD/LOC 8005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,560	100	1,560	91,518																					
TOTALS 1,560 1,560 91,518																									
EXTRA FEATURES			44210 KOREYS LN, CALLAHAN																						
L N	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	0940	SHEDS/PORT	0 100	10 12	120.00	SF	21.30	21.30	100	1992	1992	3	20	511											
2	0351	CARPORT MT	0 100	0 0	360.00	SF	10.00	10.00	100	2000	2000	3	20	720											
3	1242	WD DECK A	0 100	0 0	334.00	SF	10.00	10.00	100	2011	2011	3	55	1,837											
4	0510	GARAGE WD-	0 100	25 20	500.00	SF	35.00	35.00	100	2011	2011	3	68	11,900											
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	55,620								
REVIEW DATE 08/18/2017 BY KBX Total Acres: 3.09 Total Land Value: 55,620 Market: 0 Agricultural: 0 Common: 55,620 PRINTED 08/02/2023 BY SYS																									