PT OF LOT 10
IN OR 858/775
R673519 & R673520

VICKERS JUDY K
43056 PINEWOOD COURT
CALLAHAN, FL 32011

2023

16-1N-25-2900-0010-0010

NASSAU COUNTY PROPERTY

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

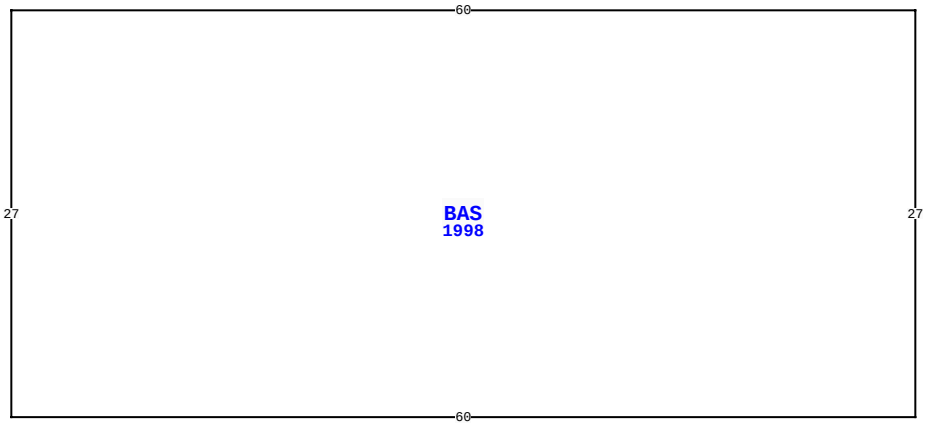
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	69,111
TOTALS	1,620		1,620	69,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	82.04	132,905	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



43056 PINEWOOD CT, 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		69,111
TOTAL MARKET OB/XF VALUE		7,208
TOTAL LAND VALUE - MARKET		35,350
TOTAL MARKET VALUE		111,669
SOH/AGL Deduction		55,916
ASSESSED VALUE		55,753
TOTAL EXEMPTION VALUE	HX HB	30,753
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0858/0775	12/09/1998	WD	U	V	07	100
GRANTOR: MOSER CHARLES & GRACE						
GRANTEE: VICKERS JUDY K						
0824/1103	2/27/1998	WD	U	V		5,000
GRANTOR: MOSER CHARLES & GRACE						
GRANTEE: VICKERS JUDY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 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	0812	CONCRETE C	0	100	0	0	2,220.00	SF	4.00	4.00	100	1997	1997	3	75	6,660	
2	1242	WD DECK A	0	100	8	14	112.00	SF	10.00	10.00	100	1998	1998	3	20	224	
3	0681	POLE SHED	0	100	12	9	108.00	SF	15.00	15.00	100	1989	1989	3	20	324	

LAND DESCRIPTION

TOTAL OB/XF 7,208

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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 10/19/2022 BY KBA Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/02/2023 BY SYS