

BLOCK 3 LOT 8  
IN OR 2530/365  
ESMT OR 1271/1681

HARRISON THOMAS  
P O BOX 50  
CALLAHAN, FL 32011

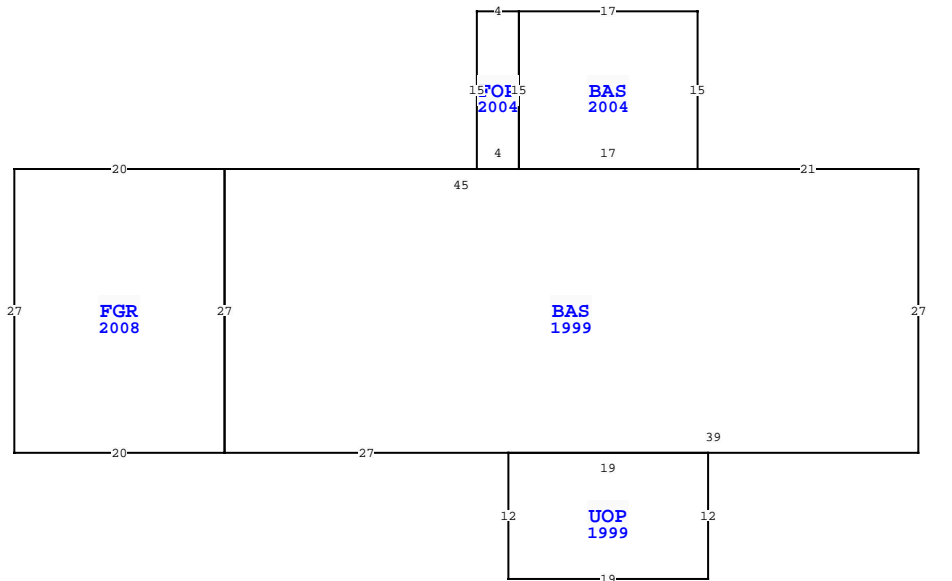
**2023**

16-1N-25-2912-0003-0080  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	1,782	100	1,782
BAS	255	100	255
FGR	540	55	297
FOP	60	30	18
UOP	228	25	57
TOTALS	2,865		2,409
			120,496

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,409	123.2000	86.24	207,752	1999	2005	0	0	42.00	58.00

2 M/H 94+ - 0% - 2023 Heated Area: 2037 HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			120,496
TOTAL MARKET OB/XF VALUE			13,104
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			158,600
SOH/AGL Deduction			0
ASSESSED VALUE			158,600
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,600
TOTAL JUST VALUE			158,600
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,512
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2530/0365	1/12/2022	WD U	I 30
			SALE PRICE
			155,000
GRANTOR: HARRISON THOMAS & CAR			
GRANTEE: HARRISON THOMAS C			
0922/0681	3/02/2000	WD U	I 07
			100
GRANTOR: AUCHTER GEORGE & PATT			
GRANTEE: HARRISON CARRIE & T			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1999] W21 BAS=[YR=2004] N15 W17 FOP=[YR=2004] W4 S15 E4 N15\$ S15 E17 \$ W45 FGR=[YR=2008] W20 S27 E20 N27\$ S27 E27 UOP=[YR=1999] S12 E19 N12 W19\$ E39 N27\$ .			

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84
2	0940	SHEDS/PORT	0	0	21	231.00	SF	30.00	30.00	100	2000	2000	3	20
3	0810	CONCRETE A	0	0	19	323.00	SF	6.50	6.50	100	2000	2000	3	80
4	0810	CONCRETE A	0	0	15	90.00	SF	6.50	6.50	100	2000	2000	3	80
7	0855	CONC PAVER	0	0	0	289.00	SF	10.00	10.00	100	2004	2004	3	86
8	1076	TRELLIS A	0	0	13	195.00	SF	7.50	7.50	100	2004	2004	3	40
9	0811	CONCRETE B	0	0	0	796.00	SF	5.20	5.20	100	2004	2004	3	86
TOTALS														
TOTAL OB/XF 13,104														

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							