

BLOCK 8 LOT 11
1992 PALM DW/MH
IN OR 1895/1228

REAVES CHANCE C
44444 CATIES WAY
CALLAHAN, FL 32011

2023

16-1N-25-2912-0008-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,538	100	1,538	34,910
DCK	42	15	6	136
FOP	28	30	8	182
UOP	280	25	70	1,589
TOTALS	1,888		1,622	36,816

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
1	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	78	1997	1997	3
2	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3

LAND DESCRIPTION													
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
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	2.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,622	116.4000	75.66	122,721	1992	1992	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1538													
HX Base Yr													
43207 PINWOOD CT, CALLAHAN													

BLD DATE	02/23/2010	KB	LGL DATE	
XF DATE			LAND DATE	05/23/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		63,457	
TOTAL MARKET OB/XF VALUE		12,120	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		150,577	
SOH/AGL Deduction		31,864	
ASSESSED VALUE		118,713	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		118,713	
TOTAL JUST VALUE		150,577	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002964	MH MOVE-ON	0	03/01/2000
MH982210	MH MOVE-ON	0	05/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1895/1228	12/24/2013	QC	U	I	11	100	
GRANTOR: REAVES SHAWN C							
GRANTEE: REAVES CHANCE C							
1820/1480	10/23/2012	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: REAVES SHAWN C							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2009] W22 UOP=[YR=2009] N10W28S10 E28\$ W36 S27 E30													
DCK=[YR=2009] S3E14 N3W14\$FOP=[YR=2009] E14N2W14S2\$ N2 E14 S2 E14 N27\$.													

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