IN OR 525 PG 978
R583995 & R583996 & R583997

SIMMONS CLAUDE ARNOLD
45555 JONES WAY
CALLAHAN, FL 32011

2023

16-2N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

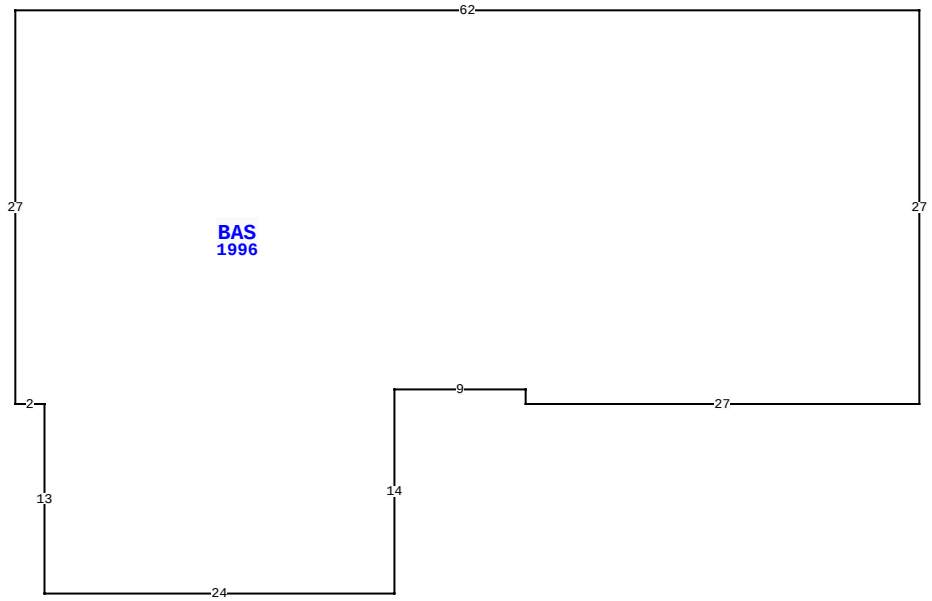
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100	1,977	85,525
TOTALS	1,977		1,977	85,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,977	123.6000	86.52	171,050	1996	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 1977 HX Base Yr



45555 JONES WAY, 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		85,525
TOTAL MARKET OB/XF VALUE		5,320
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		129,345
SOH/AGL Deduction		69,905
ASSESSED VALUE		59,440
TOTAL EXEMPTION VALUE	HX HB	34,440
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985038	ADDITION	10,000	06/01/1998
MHU	MH MOVE-ON	0	09/01/1996
3015	H/AC	3,000	05/15/1989
5924	CHNGE SRVC	350	05/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0525/0978	9/01/1987	QC	U	I		100
GRANTOR:						
GRANTEE:						
0258/0588	2/01/1978	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W62 S27 E2 S13 E24 N14 E9 S1 E27 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
3	0754	FOP	0	100	20	12	240.00	SF	15.00	15.00	100	1998	1998	3	20	720	
4	0940	SHEDS/PORT	0	100	30	10	300.00	SF	30.00	30.00	100	2000	2000	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,320

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	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 05/06/2020 BY TWA Total Acres: 1.00 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS