LOT 24
SUB OF NW1/4 PBK 1/3

RICHARDS VIVIAN D/RICHARDS DEAN F
37155 LITTLE MAGNOLIA CT
CALLAHAN, FL 32011

2023

16-3N-24-2580-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Quality	03	Quality Level 03

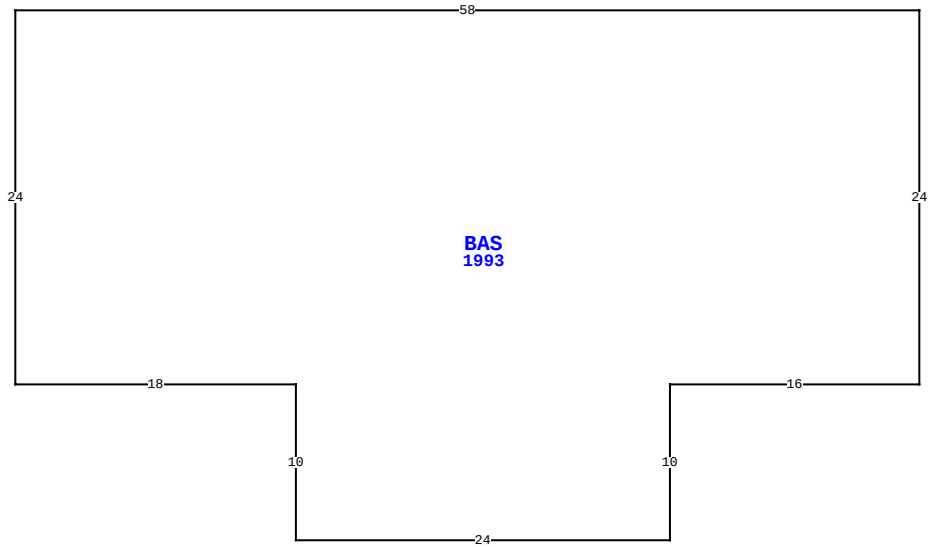
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	38,507
TOTALS	1,632		1,632	38,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,632	121.0000	78.65	128,357	1975	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1632 HX Base Yr 2023



37155 LITTLE MAGNOLIA CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		38,507
TOTAL MARKET OB/XF VALUE		572
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		61,079
SOH/AGL Deduction		0
ASSESSED VALUE		61,079
TOTAL EXEMPTION VALUE	HX HB	36,079
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		61,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1850	6/29/2022	QC	U	I	11	100
GRANTOR: BAUGHAM STANFORD F						
GRANTEE: RICHARDS VIVIAN D &						
2554/1425	4/07/2022	QC	U	I	11	100
GRANTOR: BAUGHAM WENDY						
GRANTEE: BAUGHAM STANFORD F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S24 E18 S10 E24 N10 E16 N24$.

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	1242	WD DECK A	0	100	0	0	88.00	SF	10.00	10.00	100	2013	2013	3	65	572	

LAND DESCRIPTION

TOTAL OB/XF 572

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		R1	0.00	0.00	1.00	UT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/01/2018 BY TWX Total Acres: 0.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 08/02/2023 BY SYS