TRACT 18 SEC 21-4N-24
BRANTLEY FARMS PB 5/97

GORMAN ROBERT III
54259 TURNING LEAF LN
CALLAHAN, FL 32011

2023

16-4N-24-0180-0018-0000

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 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

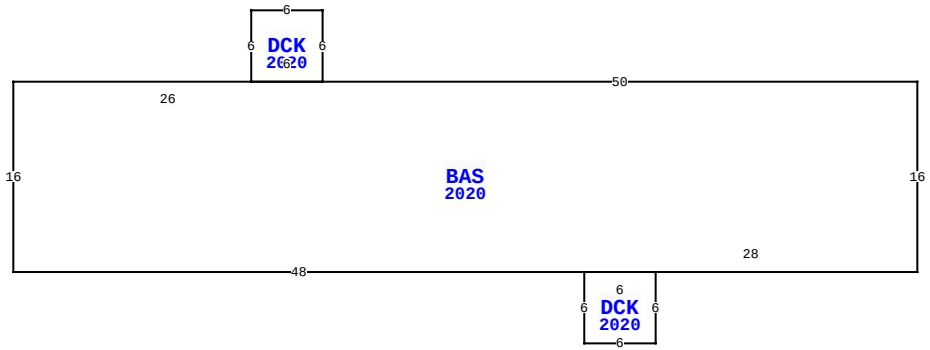
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	107,180
DCK	36	15	5	441
DCK	36	15	5	441
TOTALS	1,288		1,226	108,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,226	128.4800	89.94	110,266	2020	2020	0	0	0	2.00	98.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



273099 MURRHEE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	125,386
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,500
TOTAL MARKET VALUE	171,886
SOH/AGL Deduction	23,575
ASSESSED VALUE	148,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,311
TOTAL JUST VALUE	171,886
NCON VALUE	17,325
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002526	GARAGE	23,600	02/15/2022
2011423	CO ISSUED	0	11/19/2020
20007290	MOBILE HM	0	08/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1891	4/24/2020	WD	Q	V	02	35,000
GRANTOR: ARELLANO PEDRO IVAN						
GRANTEE: GORMAN ROBERT III						
1636/1316	8/26/2009	QC	U	I	11	100
GRANTOR: ARELLANO JUAN N						
GRANTEE: ARELLANO PEDRO IVAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 DCK=[YR=2020] N6 W6 S6 E6$ W26 S16 E48
DCK=[YR=2020] S6 E6 N6 W6$ E28 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,500							

REVIEW DATE 12/21/2022 BY WWA Total Acres: 1.55 Total Land Value: 46,500 Market: 0 Agricultural: 0 Common: 46,500 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

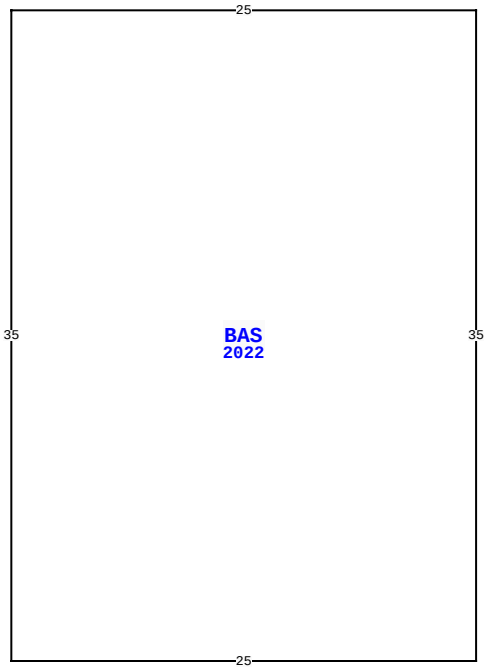
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	875	17,325
TOTALS	875		875	17,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	875	57.1320	20.00	17,500	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 0% - 0 Heated Area: 875 HX Base Yr



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S35 E25 N35$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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