PT OF NE1/4 IN OR 2282/953
(EX PT OR 2307/854)

COLLINS ANGELA
45002 LAUREL LN
CALLAHAN, FL 32011

2023

17-2N-25-0000-0003-0110

BUILDING CHARACTERISTICS

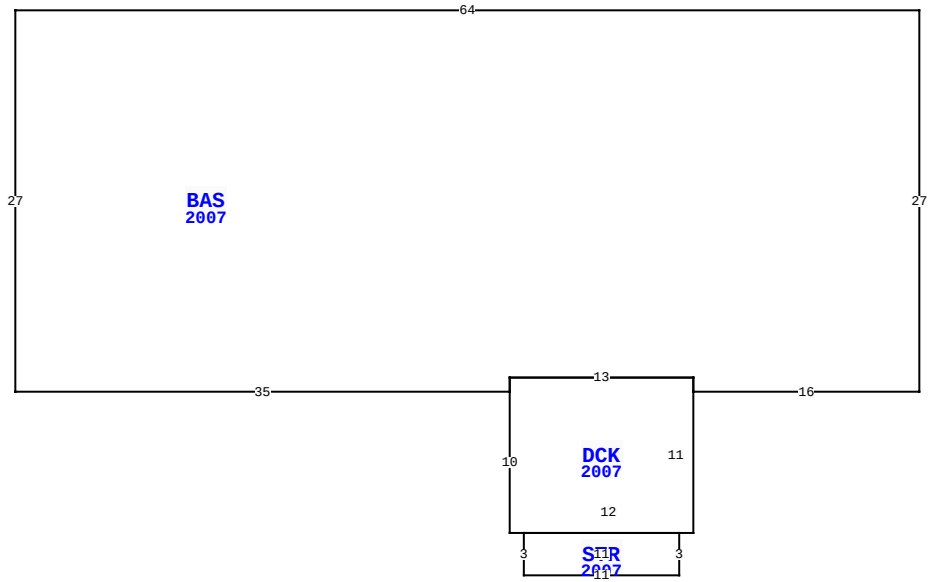
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,715	100	1,715	84,136
DCK	143	15	21	1,030
STR	33	10	3	147
TOTALS	1,891		1,739	85,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,739	152.3600	106.65	185,464	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1715 HX Base Yr



45002 LAUREL LN, CALLAHAN

BLD DATE	01/24/2008 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	85,313
TOTAL MARKET OB/XF VALUE	6,060
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	126,373
SOH/AGL Deduction	15,750
ASSESSED VALUE	110,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,623
TOTAL JUST VALUE	126,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992758	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0953	6/17/2019	QC	U	I	11	100
GRANTOR: MAZZA JAMES A & SHIRL						
GRANTEE: COLLINS ANGELA						
0471/0277	10/01/1985	WD	Q	V		14,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S27 E35 DCK=[YR=2007] S10 E1
STR=[YR=2007] S3 E11 N3 W11$ E12 N11 W13 S1$ N1 E13 S1 E16
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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0811	CONCRETE B	0	0	0	0	750.00	SF	5.20	5.20	100	2000	2000	3	80	3,120	

LAND DESCRIPTION

TOTAL OB/XF 6,060

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/19/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS