PT LOTS 1 & 2
IN OR 2186/1262
ELIZA JONES ESTATE OR 148/454

HOWARD THERESE M
45065 PRECIOUS PL
CALLAHAN, FL 32011

2023

17-2N-25-0000-0011-0140

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

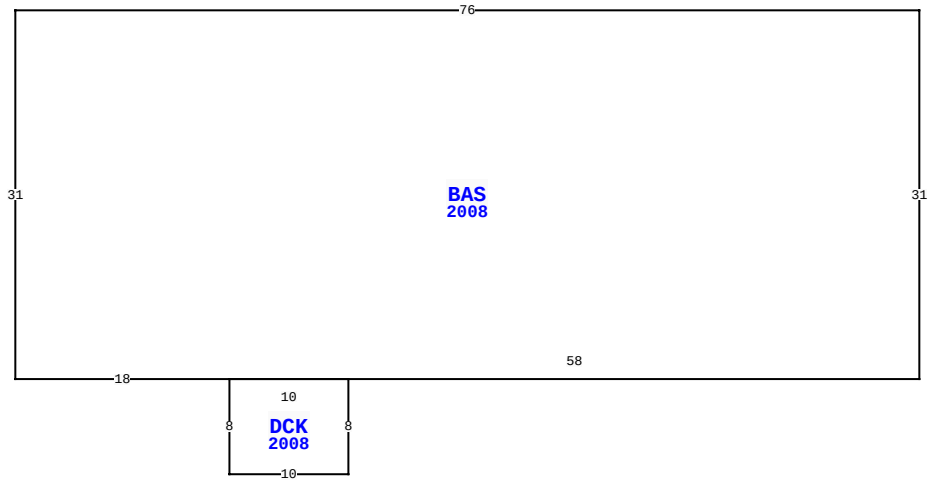
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	131,815
DCK	80	15	12	671
TOTALS	2,436		2,368	132,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,368	128.9200	90.24	213,688	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2019 Heated Area: 2356 HX Base Yr 2019



45065 PRECIOUS PL, 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		132,487
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		61,600
TOTAL MARKET VALUE		197,307
SOH/AGL Deduction		74,114
ASSESSED VALUE		123,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,193
TOTAL JUST VALUE		197,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5131	CO ISSUED	0	10/16/2008
MH5131	MH MOVE-ON	0	09/01/2008
E21264	ELEC OTHER	0	09/01/2008
M14152	MECH OTHER	0	09/01/2008
P13486	OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2186/1262	3/06/2018	SW	Q	I	02	138,000
GRANTOR: MATAWIN VENTURES TRUS						
GRANTEE: HOWARD THERESE M						
2096/0841	1/25/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MATAWIN VENTURES TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S31 E18 DCK=[YR=2008] S8 E10 N8 W10$ E58 N31$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	100		OR	0.00	0.00	1.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,600							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.76 Total Land Value: 61,600 Market: 0 Agricultural: 0 Common: 61,600 PRINTED 08/02/2023 BY SYS