PT OF LOT 9 IN OR 1443/1700
ELIZA JONES ESTATE OR 148/454
{R788007 R788008 & R788009}

OLIVER BARRY/PADILLA DEBRA
45052 KEY LANE
CALLAHAN, FL 32011

2023

17-2N-25-0000-0011-0170

BUILDING CHARACTERISTICS

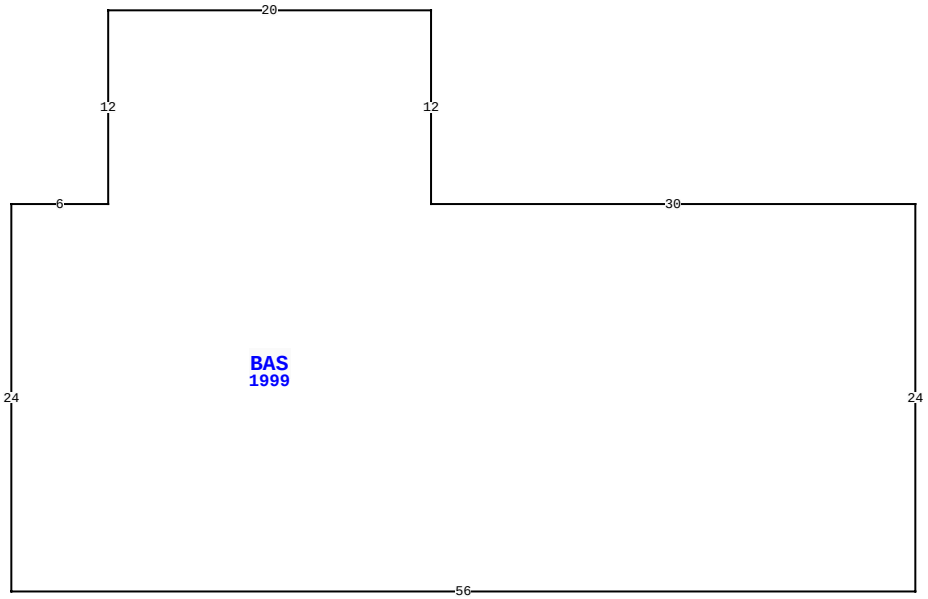
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,584	100	1,584	57,178
TOTALS	1,584		1,584	57,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,584	117.2000	82.04	129,951	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2007 Heated Area: 1584 HX Base Yr 2007



45052 KEY LN, CALLAHAN

BLD DATE		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		57,178
TOTAL MARKET OB/XF VALUE		3,193
TOTAL LAND VALUE - MARKET		35,350
TOTAL MARKET VALUE		95,721
SOH/AGL Deduction		42,377
ASSESSED VALUE		53,344
TOTAL EXEMPTION VALUE	HX HB DX	33,344
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		95,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/1700	9/12/2006	QC	U	I		83,800
GRANTOR: ZAHN CHARLES						
GRANTEE: OLIVER BARRY & PADI						
1326/0704	6/16/2005	QC	U	I	01	100
GRANTOR: ZAHN CHARLES						
GRANTEE: ZAHN CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 N12 W20 S12 W6 S24 E56 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	12	12	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 3,193

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	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,350							

REVIEW DATE 10/30/2017 BY KBX Total Acres: 1.01 Total Land Value: 35,350 Market: 0 Agricultural: 0 Common: 35,350 PRINTED 08/02/2023 BY SYS