IN OR 123 PG 228
R 583634 & R583635
EX R/W OR 1019/1848

MANGUM MARGIE L EST
55604 YELLOW JACKET DRIVE
CALLAHAN, FL 32011

**2023**

**19-1S-24-0000-0001-0070**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

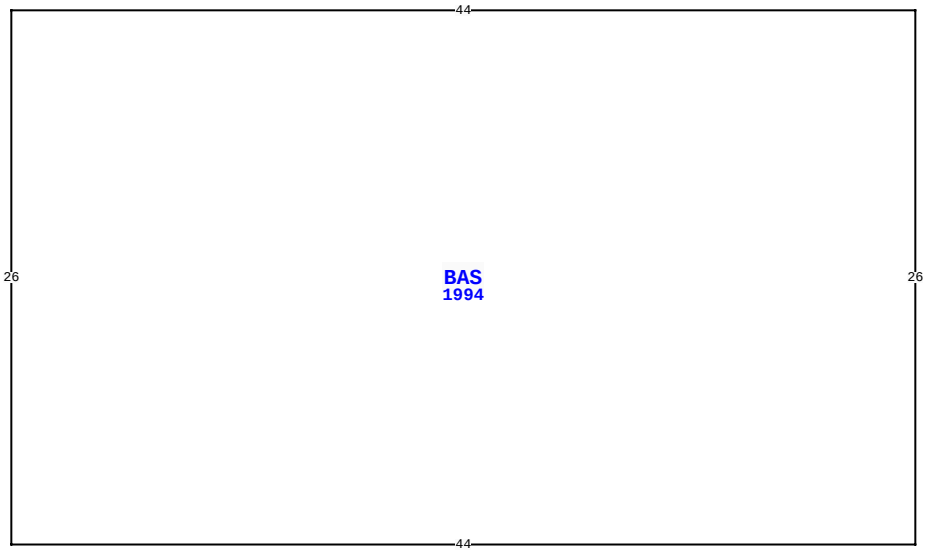
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,144 | 100 | 1,144 | 28,252 |
| TOTALS | 1,144 | | 1,144 | 28,252 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,144 | 117.6000 | 82.32 | 94,174 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr




8622 US HWY 301, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 28,252 |
| TOTAL MARKET OB/XF VALUE | 1,417 |
| TOTAL LAND VALUE - MARKET | 85,500 |
| TOTAL MARKET VALUE | 115,169 |
| SOH/AGL Deduction | 29,220 |
| ASSESSED VALUE | 85,949 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 85,949 |
| TOTAL JUST VALUE | 115,169 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 94,375 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W44 S26 E44 N26 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 12 | 96.00 | SF | 21.30 | 21.30 | 100 | 1991 | 1991 | 3 | 20 | 409 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 27 | 8 | 216.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 432 | |
| 4 | 0751 | UOP | 0 | 0 | 0 | 0 | 192.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 30 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,417

| 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 | 0 | 0004 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 0.90 | 19,000.00 | 17,100.00 | 85,500 | | | | | | | |

REVIEW DATE 04/27/2017 BY TWX Total Acres: 5.00 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 08/02/2023 BY SYS