PT OF GOVT LOT 1 (6-1 & 24-3)
OR 674/545 & OR 1886/118 &
OR 1974/1193

COOPER JOANN L/E/
45216 ROBERTS RD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

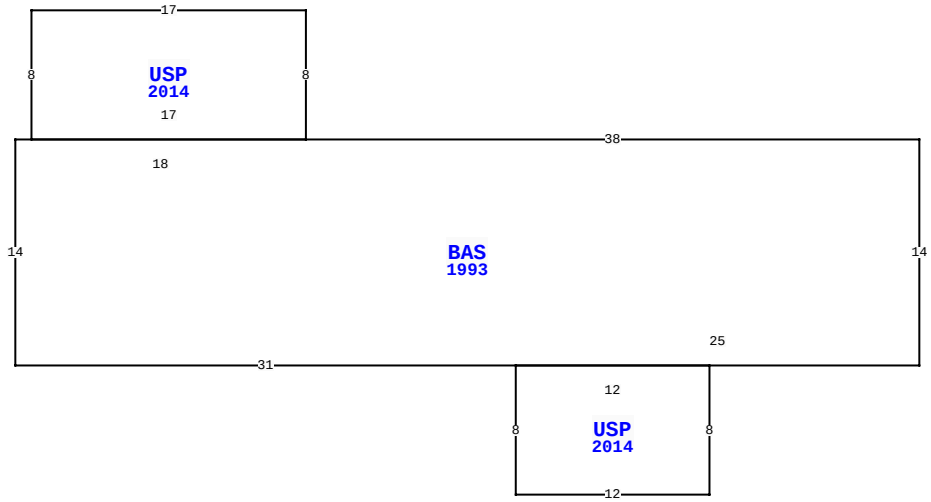
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	18,478
USP	96	50	48	1,131
USP	136	50	68	1,603
TOTALS	1,016		900	21,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	900	103.6000	67.34	60,606	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



45216 ROBERTS RD, 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	21,212
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,850
TOTAL MARKET VALUE	88,062
SOH/AGL Deduction	34,475
ASSESSED VALUE	53,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,587
TOTAL JUST VALUE	88,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8895	MH MOVE-ON	10,000	05/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/1193	4/06/2015	QC	U	I	11	100
GRANTOR: HAMPTON KEVA ET AL						
GRANTEE: HAMPTON KEVA ET AL						
1974/1190	3/17/2014	QC	U	I	11	100
GRANTOR: WHITE JO ANN A/K/A JO						
GRANTEE: HAMPTON KEVA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 USP=[YR=2014] N8 W17 S8 E17$ W18 S14 E31
USP=[YR=2014] S8 E12 N8 W12$ E25 N14$.

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.77	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,950							
2	000102	C	SFR/MH	0	0005	OR	0.00	0.00	0.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	4,900							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.91 Total Land Value: 66,850 Market: 0 Agricultural: 0 Common: 66,850 PRINTED 08/02/2023 BY SYS