PT OF E1/2 OF NW1/4 OF SE1/4
IN OR 781 PG 27
FLHML3FL158023858A &

KILLINGS JOHNNIE MAE
PO BOX 954
CALLAHAN, FL 32011-0954

2023

19-2N-25-0000-0091-0010

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

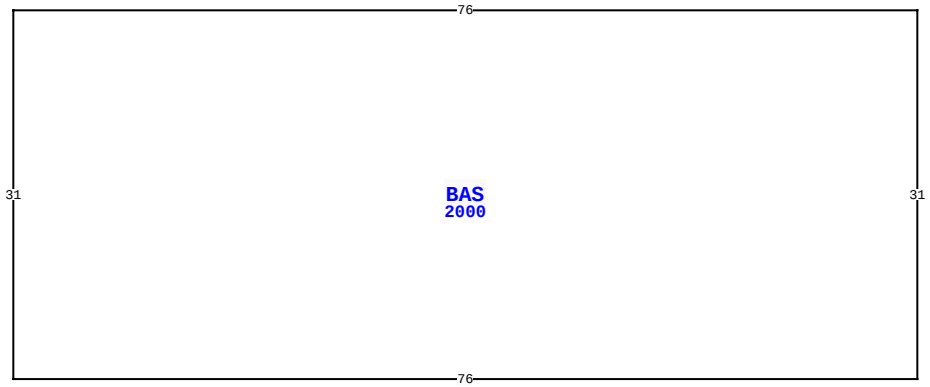
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	111,335
TOTALS	2,356		2,356	111,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	140.6400	98.45	231,948	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 2356 HX Base Yr 2001



45132 WHITFIELD 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		111,335
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,150
TOTAL MARKET VALUE		163,485
SOH/AGL Deduction		89,771
ASSESSED VALUE		73,714
TOTAL EXEMPTION VALUE	HX HB	48,714
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003227	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0781/0027	12/31/1996	WD	Q	V		5,000

GRANTOR: SHEFFIELD WANDA & EMI
GRANTEE: KILLINGS JOHNNIE MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S31 E76 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

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	100	0005		0.00	0.00	1.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,150							

REVIEW DATE 08/12/2020 BY KB 0 Total Acres: 1.49 Total Land Value: 52,150 Market: 0 Agricultural: 0 Common: 52,150 PRINTED 08/02/2023 BY SYS