PT OF E1/2 OF NW1/4 OF SE1/4
IN OR 2136/1707
2009/DEST/DW/MH

FOREHAND JOHN D & JENNIFFER A
45250 WHITFIELD RD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0091-0020

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 70
Interior Floo	08	SHT VINYL 30
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

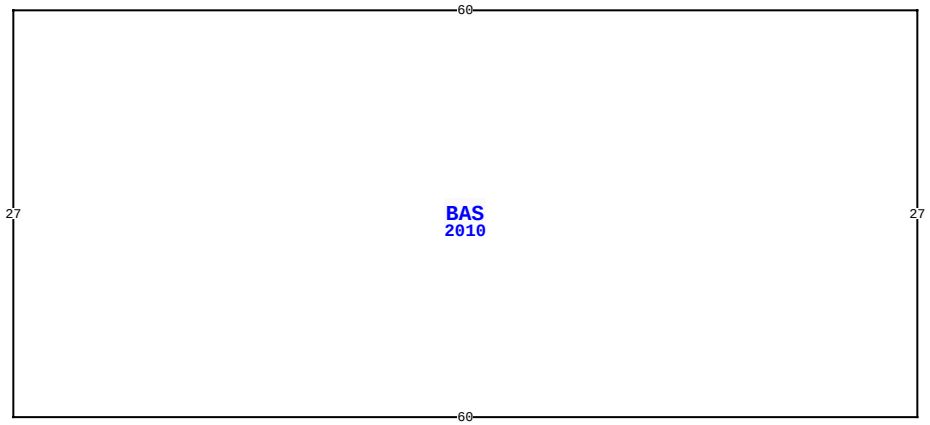
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	96,164
TOTALS	1,620		1,620	96,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.4800	89.94	145,703	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2020 Heated Area: 1620 HX Base Yr 2020



45250 WHITFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	94	1,880	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		96,164
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		84,960
TOTAL MARKET VALUE		183,004
SOH/AGL Deduction		45,514
ASSESSED VALUE		137,490
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,490
TOTAL JUST VALUE		183,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5263	CO ISSUED	0	05/03/2010
P14223	OTHER	0	04/01/2010
MH5263	MH MOVE-ON	0	04/01/2010
E22533	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1707	7/31/2017	QC	U	I	11	11,000
GRANTOR: FOREHAND JOHN D & SHE						
GRANTEE: FOREHAND JOHN D & J						
1634/1653	8/13/2009	WD	Q	V	01	71,500
GRANTOR: STRANGE JOSEPH A & FR						
GRANTEE: FOREHAND JOHN D & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	5.31	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,960							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 5.31 Total Land Value: 84,960 Market: 0 Agricultural: 0 Common: 84,960 PRINTED 08/02/2023 BY SYS