IN OR 2276/1248

KELTING ERVIN A & KANDIS M
45187 WHITFIELD ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0102-0070

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

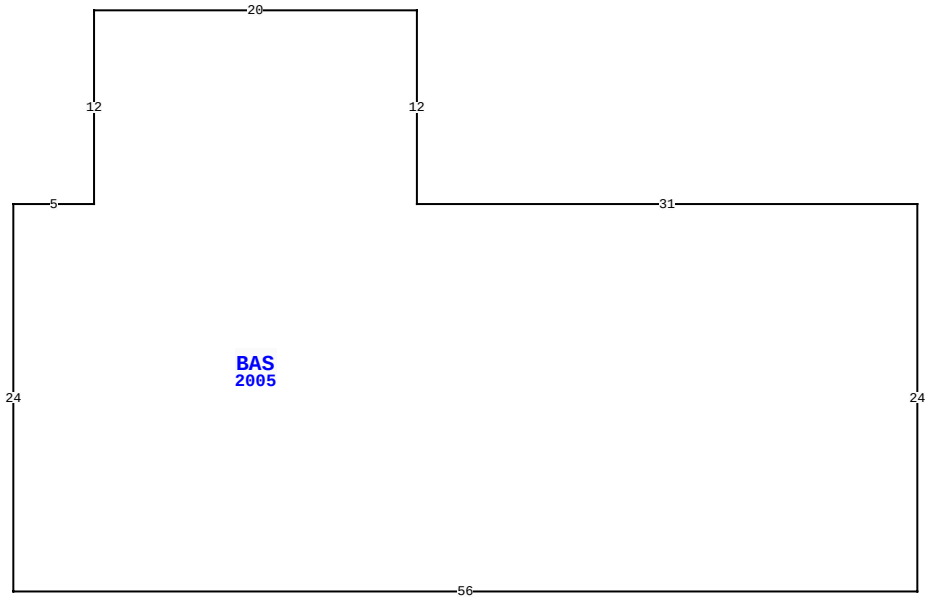
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	36,201
TOTALS	1,584		1,584	36,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,584	117.2000	76.18	120,669	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1584 HX Base Yr



45187 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	36,201
TOTAL MARKET OB/XF VALUE	2,590
TOTAL LAND VALUE - MARKET	95,900
TOTAL MARKET VALUE	134,691
SOH/AGL Deduction	25,760
ASSESSED VALUE	108,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,931
TOTAL JUST VALUE	134,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4627	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1248	5/10/2019	WD	U	I	38	50,000
GRANTOR: HARRISON CHERYL WAGNE						
GRANTEE: KELTING ERVIN A & K						
1587/1617	10/02/2008	QC	U	I	07	100
GRANTOR: JONES NEDRA (BENEFICI						
GRANTEE: G & H LAND DEV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31 N12 W20 S12 W5 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	0		OR	0.00	0.00	2.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,900							

REVIEW DATE 07/11/2017 BY KBX Total Acres: 2.74 Total Land Value: 95,900 Market: 0 Agricultural: 0 Common: 95,900 PRINTED 08/02/2023 BY SYS