

KOLB LUCY FAYE
45070 WORDLAW CIR
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units0 0 1000 0 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00BAS1,2161001,21645,733TOTALS1,2161,21645,733EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,216116.800081.7699,420199919990054.0046.00Heated Area: 1216HX Base YrBAS2010

NASSAU COUNTY PROPERTY

VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE45,733TOTAL MARKET OB/XF VALUE1,008TOTAL LAND VALUE - MARKET17,850TOTAL MARKET VALUE64,591SOH/AGL Deduction6,260ASSESSED VALUE58,331TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE58,331TOTAL JUST VALUE64,591NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE53,028SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2625/01673/10/2023WDQI01137,900GRANTOR: 45070 WORDLAW CIR LANGRANTEE: KOLB LUCY FAYE2326/073812/16/2019WDUI3730,000GRANTOR: SIMMONS HARRY LEE JRGRANTEE: 45070 WORDLAW CIR LBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2010] W76 S16 E76 N16\$.

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH0OR0.000.000.51AC1.001.001.0035,000.0035,000.0017,850

REVIEW DATE07/11/2017BYKBXTotal Acres: 0.51Total Land Value: 17,850Market: 0Agricultural: 0Common: 17,850PRINTED 08/02/2023 BY SYS