IN OR 1581/779
1990 SUMM/DW/MH

ADAMS JEAN
15750 CHEROKEE HAMMOCK LN
JACKSONVILLE, FL 32226

2023

20-2N-25-0000-0006-0050

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

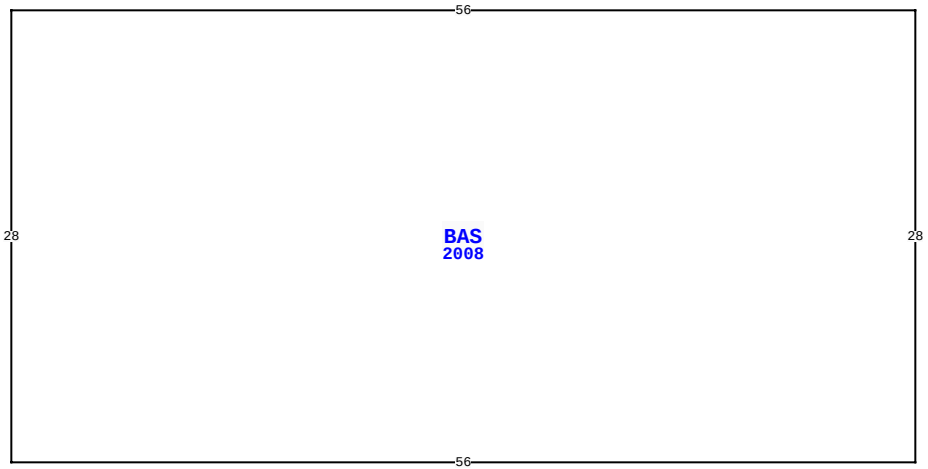
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	35,957
TOTALS	1,568		1,568	35,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	117.6000	76.44	119,858	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1568 HX Base Yr



543027 US HWY 1, 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	35,957
TOTAL MARKET OB/XF VALUE	2,272
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	92,229
SOH/AGL Deduction	0
ASSESSED VALUE	92,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,229
TOTAL JUST VALUE	92,229
NCON VALUE	38,229
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514231	ELEC OTHER	1,000	02/01/2005
P08980	OTHER	0	02/01/2005
C4507	CO ISSUED	0	01/01/2005
MH4507	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/0779	8/18/2008	QC	U	I	06	100
GRANTOR: PARKS DAVID W & BONNI						
GRANTEE: ADAMS JEAN						
1575/1974	7/09/2008	WD	U	I	06	12,500
GRANTOR: ADAMS DOUGLAS L & SHE						
GRANTEE: PARKS DAVID W & BON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S28 E56 N28$.

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
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	19.50	19.50	100	1995	1995	3	20	312	
4	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	35	280	
5	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2007	2007	3	35	280	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 2,272

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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 06/29/2018 BY KBA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS