

PT LOT 1300 IN OR 1443/1607 &
E1/2 ABND 5TH ST LYING W
THEREOF BY RES 1989-35 (EX

ALFORD DONALD L
7401 STATE RD 13N
ST AUGUSTINE, FL 32092-2245

2023

23-1N-24-2180-1300-0040



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 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	06	Quality Level 06		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8005	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	70,588
DCK	64	15	10	396
DCK	70	15	10	396
TOTALS	1,916		1,802	71,381

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,802	152.3600	99.03	178,452	1991	1996	0	0	60.00	40.00
1 M/H 93- - 0% - 0 Heated Area: 1782 HX Base Yr											
33086 BLOSSOM LN, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										71,381		
TOTAL MARKET OB/XF VALUE										10,706		
TOTAL LAND VALUE - MARKET										47,790		
TOTAL MARKET VALUE										129,877		
SOH/AGL Deduction										35,372		
ASSESSED VALUE										94,505		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										94,505		
TOTAL JUST VALUE										129,877		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										102,154		