LOT 3 IN OR 1289/789
1991 FLEE SW/MH
BROOK BLAIR EST PB 5/390

PRESCOTT JOHNNY ARNOLD
43155 BLAIR COURT
CALLAHAN, FL 32011

2023

24-1N-24-0150-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

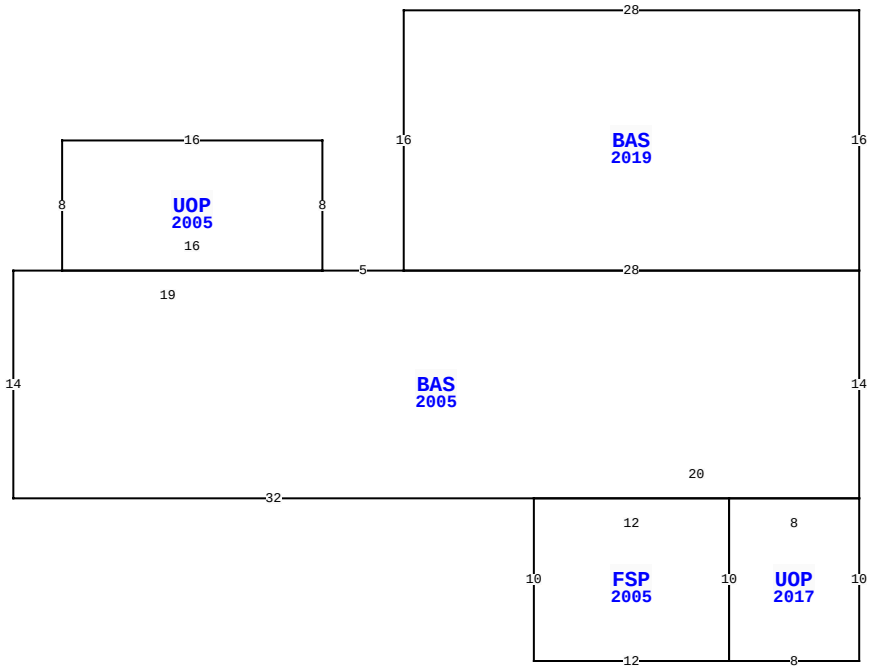
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	27,546
BAS	448	100	448	16,951
FSP	120	60	72	2,724
UOP	128	25	32	1,211
UOP	80	25	20	757
TOTALS	1,504		1,300	49,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,300	107.8000	70.07	91,091	1991	2003	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2006 Heated Area: 1176 HX Base Yr 2006



43155 BLAIR CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,189
TOTAL MARKET OB/XF VALUE		8,382
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		95,371
SOH/AGL Deduction		52,452
ASSESSED VALUE		42,919
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,919
TOTAL JUST VALUE		95,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0789	1/20/2005	WD	U	I	11	30,000

GRANTOR: HIGGINBOTHAM MARVIN &
GRANTEE: PRESCOTT JOHNNY ARN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 S16 BAS=[YR=2005] W5 UOP=[YR=2005] N8 W16 S8 E16 $ W19 S14 E32 FSP=[YR=2005] S10 E12 UOP=[YR=2017] E8 N10 W8 S10$ N10 W12 $ E20 N14 W28$ E28 N16$.

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	100	12	12	144.00	SF	20.10	20.10	100	2001	2001	3	20	579	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2001	2001	3	20	257	
5	0851	PATIO STON	0	100	50	4	200.00	SF	0.75	0.75	100	2003	2003	3	84	126	
6	0681	POLE SHED	0	100	11	8	88.00	SF	15.00	15.00	100	2001	2001	3	30	396	
7	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2001	2001	3	20	864	
8	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2001	2001	3	82	2,462	
9	1243	WD DECK F	0	100	0	0	318.00	SF	8.00	8.00	100	2003	2003	3	22	560	
10	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2003	2003	3	22	950	
11	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2019	2019	3	99	2,188	

LAND DESCRIPTION

TOTAL OB/XF 8,382

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	100	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 1.26 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/02/2023 BY SYS