

BLOCK 2 PT OF LOT 4 (S-1)
IN OR 1663/889
2013 LIOH DW/MH

WADDELL GARY & DEBORAH
43900 KEEN CEMETERY RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0002-0041



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 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	139,810
DCK	252	15	38	2,330
UOP	308	25	77	4,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,395	116.8000	81.76	195,815	2013	2013	0	0	25.00	75.00
2 M/H 94+ - 100% - 2014											
Heated Area: 2280											
HX Base Yr 2014											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										146,861		
TOTAL MARKET OB/XF VALUE										9,845		
TOTAL LAND VALUE - MARKET										46,800		
TOTAL MARKET VALUE										203,506		
SOH/AGL Deduction										75,886		
ASSESSED VALUE										127,620		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										77,620		
TOTAL JUST VALUE										203,506		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										157,417		