BLOCK 3 LOT 2 SEC 24-1N-24
IN OR 1550/808
2001 PALM DW/MH

IVEY LESLIE MILES
43002 SWEET PEA LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

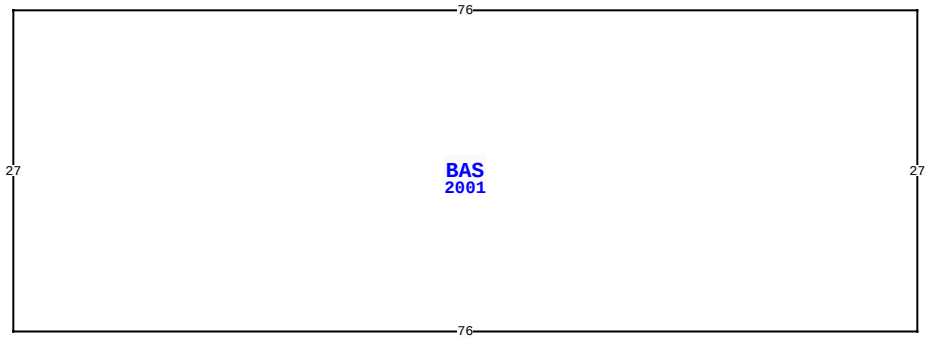
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	107,902
TOTALS	2,052		2,052	107,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	125.2000	87.64	179,837	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2002 Heated Area: 2052 HX Base Yr 2002



43002 SWEET PEA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,902
TOTAL MARKET OB/XF VALUE		35,911
TOTAL LAND VALUE - MARKET		212,550
TOTAL MARKET VALUE		356,363
SOH/AGL Deduction		192,669
ASSESSED VALUE		163,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,694
TOTAL JUST VALUE		356,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018787	GARAGE	40,000	09/01/2001
MH3508	MH MOVE-ON	0	05/01/2001
B007312	NEW CONSTR	125,500	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/0808	2/11/2008	QC	U	I	01	100
GRANTOR: IVEY LESLIE M & TAWNI						
GRANTEE: IVEY LESLIE MILES						
1215/0083	3/12/2004	QC	U	I	01	100
GRANTOR: IVEY LESLIE M						
GRANTEE: IVEY LESLIE M & TAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S27 E76 N27$.

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
1	0510	GARAGE WD-	0	100	40	40	1,600.00	SF	45.50	45.50	100	2001	2001	3	30	21,840	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
3	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	100	2005	2005	3	44	7,392	
4	0811	CONCRETE B	0	100	30	28	840.00	SF	5.20	5.20	100	2003	2003	3	84	3,669	

LAND DESCRIPTION

TOTAL OB/XF 35,911

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	0006	OR	0.00	0.00	14.17	AC		1.00	1.00	1.00	15,000.00	15,000.00	212,550							

REVIEW DATE 09/27/2018 BY TWA Total Acres: 14.17 Total Land Value: 212,550 Market: 0 Agricultural: 0 Common: 212,550 PRINTED 08/02/2023 BY SYS