BLK 3 PT OF LOT 12
IN OR 2234/926 (EX PT IN
OR 1902/248 & OR 2065/237)

TANNER CARI L
43033 IMAGINE LN
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0121

NASSAU COUNTY PROPERTY

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

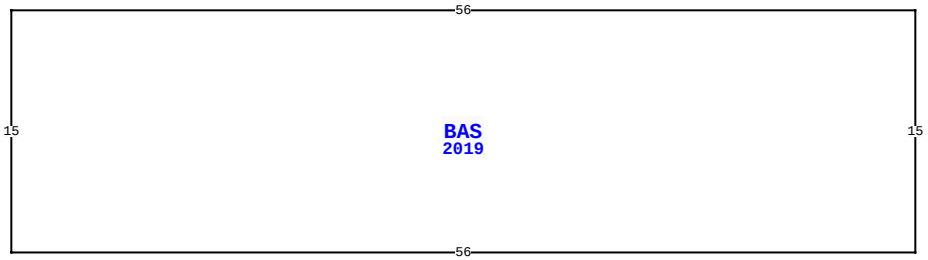
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	59,847
TOTALS	840		840	59,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	840	113.0000	73.45	61,698	2019	2019	0	0	0	3.00	97.00

1 MH 94NO RP – 0% - 2021 Heated Area: 840 HX Base Yr 2021



43033 IMAGINE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		59,847
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		109,347
SOH/AGL Deduction		28,292
ASSESSED VALUE		81,055
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		56,055
TOTAL JUST VALUE		109,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009726	CO ISSUED	0	09/16/2019
MH044396	MH MOVE-ON	0	01/05/2004
MH044397	MH MOVE-ON	0	01/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2334/0926	8/19/2019	QC	U	I	11	100
GRANTOR: TANNER THOMASA						
GRANTEE: TANNER CARI L						
1749/0566	8/01/2011	QC	U	I	11	100
GRANTOR: TANNER WILLIAM E ESTA						
GRANTEE: TANNER THOMASA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S15 E56 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							

REVIEW DATE 12/19/2019 BY TW Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/02/2023 BY SYS