BLK 3 PT OF LOT 18
IN OR 2112/1446
HILLS AT THOMAS CREEK PBK 5/65

PRADA CHRISTOPHER/PRADA LEOPOLDO
43004 SCAFF LAIN PLACE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0181

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

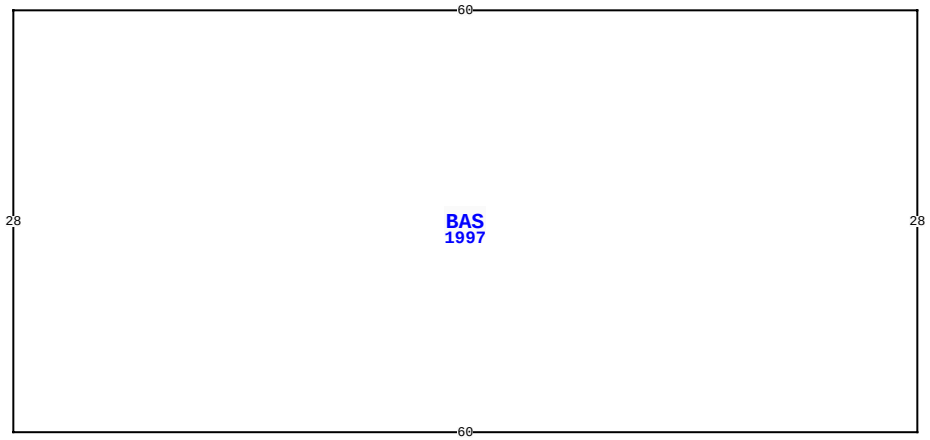
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	71,915
TOTALS	1,680		1,680	71,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	117.6000	82.32	138,298	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



43004 SCAFF LAIN PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	71,915
TOTAL MARKET OB/XF VALUE	67,801
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	223,716
SOH/AGL Deduction	62,448
ASSESSED VALUE	161,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,268
TOTAL JUST VALUE	223,716
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029286	XFOB	123,750	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/1446	3/17/2017	WD	U	I	12	107,500
GRANTOR: HMC ASSETS LLC TRUSTE						
GRANTEE: PRADA CHRISTOPHER &						
2071/0090	6/01/2016	CT	U	I	18	50,100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: CAMMT 2015-1						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S28 E60 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
5	0811	CONCRETE B	0	0	18	28	504.00	SF	5.20	5.20	100	1997	1997	3	75	1,966	
6	0510	GARAGE WD-	0	0	75	50	3,750.00	SF	52.50	52.50	100	2002	2002	3	32	63,000	

LAND DESCRIPTION

TOTAL OB/XF 67,801

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	0	0007		0.00	0.00	7.50	AC		1.00	1.00	0.70	16,000.00	11,200.00	84,000							

REVIEW DATE 06/07/2022 BY TWA Total Acres: 7.50 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/02/2023 BY SYS