

BLOCK 3 PT OF LOT 28
IN OR 2624/1952 SEC 30-1N-25
HILLS AT THOMAS CREEK PB 5/65

43013 LARSEN LAND TRUST/PRIME CITY LLC TRUSTEE
43013 LARSEN ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0003-0282



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	924	100	924	18,709
TOTALS	924		924	18,709

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0940	SHEDS/PORT	0	100	24	12			
3	1242	WD DECK A	0	100	26	16			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000102	C	SFR/MH	100	000				

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	924	89.0000	57.85	53,453	1985	1995	0	0	0	65.00	35.00	
1 M/H 93- - 0% - 0													
Heated Area: 924 HX Base Yr													
14 66 14 66 BAS 1993													
43013 LARSEN RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												119,046	
TOTAL MARKET OB/XF VALUE												2,829	
TOTAL LAND VALUE - MARKET												70,000	
TOTAL MARKET VALUE												191,875	
SOH/AGL Deduction												94,634	
ASSESSED VALUE												97,241	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												47,241	
TOTAL JUST VALUE												191,875	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												138,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044312	MH MOVE-ON	0	08/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2624/1952	3/02/2023	CT	U	I	18	140,000	
GRANTOR: CLERK OF COURT							
GRANTEE: 43013 LARSEN LAND T							
1924/1670	6/23/2014	QC	U	I	11	100	
GRANTOR: LAND CLAUDIA L							
GRANTEE: LAND THOMAS F JR							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W66 S14 E66 N14\$.													

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