BLOCK 4 PT OF LOT 4
IN OR 2153/1129
2001 MERT-DW

PIKUNAS MARIANNE S
43002 GLADE HILL RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0044

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	05	Quality Level 05

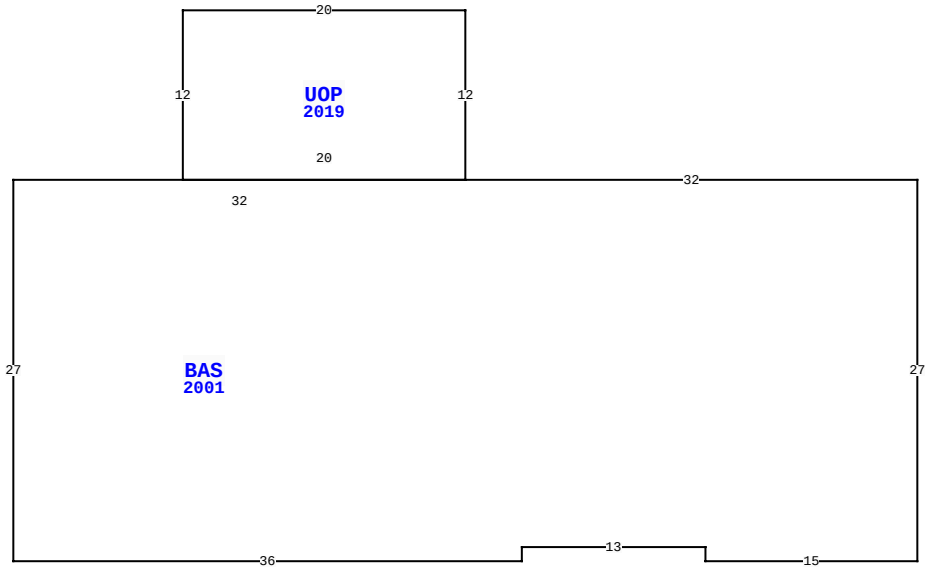
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	108,421
UOP	240	25	60	3,793
TOTALS	1,955		1,775	112,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,775	141.1200	98.78	175,334	2001	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2019 Heated Area: 1715 HX Base Yr 2019



43002 GLADE HILL RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,214
TOTAL MARKET OB/XF VALUE		11,912
TOTAL LAND VALUE - MARKET		32,100
TOTAL MARKET VALUE		156,226
SOH/AGL Deduction		50,521
ASSESSED VALUE		105,705
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,705
TOTAL JUST VALUE		156,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/1129	10/19/2017	WD	Q	I	01	121,300
GRANTOR: MILAM LADELL R II & L						
GRANTEE: PIKUNAS MARIANNE S						
2153/1126	10/16/2017	WD	U	I	11	100
GRANTOR: GRAHAM SHARI T						
GRANTEE: MILAM LADELL R II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 UOP=[YR=2019] N12 W20 S12 E20$ W32 S27 E36 N1 E13 S1 E15 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	30	24	720.00	SF	29.75	29.75	100	2001	2001	3	30	6,426	
2	0351	CARPORT MT	0	100	30	10	300.00	SF	6.90	6.90	100	2019	2019	3	90	1,863	
3	0351	CARPORT MT	0	100	24	10	240.00	SF	10.00	10.00	100	2019	2019	3	90	2,160	
4	1242	WD DECK A	0	100	0	0	325.00	SF	5.00	5.00	100	2019	2019	3	90	1,463	

LAND DESCRIPTION

TOTAL OB/XF 11,912

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	0007	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 06/17/2020 BY TWA Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS