BLOCK 4 PT OF LOT 4 (S-5)
2002 KING DW
IN OR 1058/854

WATERS BRIDGET D/WOODLE BRIAN S
43076 GLADE HILL ROAD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0045

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 80
Interior Floo	08	SHT VINYL 20
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

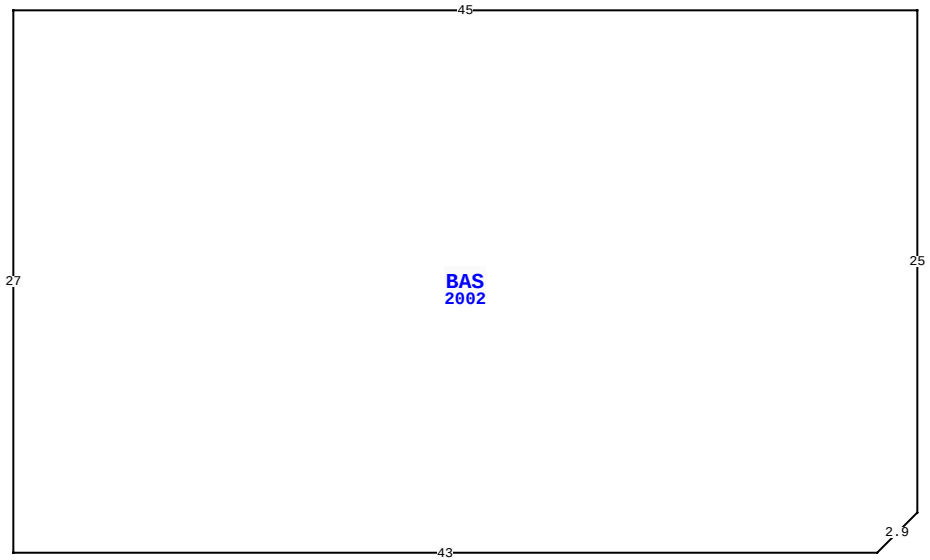
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	51,748
TOTALS	1,213		1,213	51,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,213	117.2000	82.04	99,515	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 1213 HX Base Yr 2003



43076 GLADE HILL RD, 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		51,748
TOTAL MARKET OB/XF VALUE		1,599
TOTAL LAND VALUE - MARKET		32,100
TOTAL MARKET VALUE		85,447
SOH/AGL Deduction		38,217
ASSESSED VALUE		47,230
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,230
TOTAL JUST VALUE		85,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002877	GARAGE	69,804	03/03/2023
MH3851	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/0854	5/29/2002	WD	Q	I		29,900

GRANTOR: HIGGINBOTHAM ALBERT L
GRANTEE: WATERS BRIDGET D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W45 S27 E43 U2 R2 N25 $.

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
3	1242	WD DECK A	0	100	18	12	216.00	SF	10.00	10.00	100	2004	2004	3	24	518	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	2004	2004	3	24	613	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	19.50	19.50	100	2004	2004	3	24	468	

LAND DESCRIPTION

TOTAL OB/XF 1,599

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	1.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,100							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 1.07 Total Land Value: 32,100 Market: 0 Agricultural: 0 Common: 32,100 PRINTED 08/02/2023 BY SYS