BLOCK 4 PT OF LOT 5
IN OR 1588/1417
R567841 & R567842

BROOKINS RICHARD D
P O BOX 1836
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0056

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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

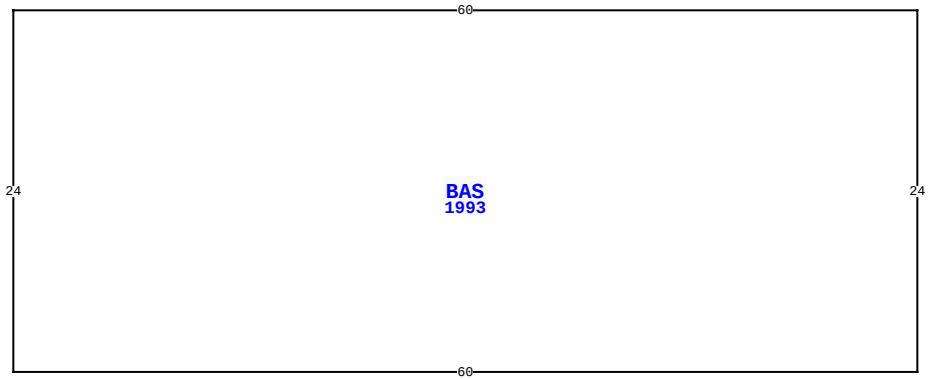
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	34,707
TOTALS	1,440		1,440	34,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	123.6000	80.34	115,690	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1440 HX Base Yr 2009



43157 EGGER PL, CALLAHAN

BLD DATE	10/10/2013	KK	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		34,707
TOTAL MARKET OB/XF VALUE		2,676
TOTAL LAND VALUE - MARKET		47,400
TOTAL MARKET VALUE		84,783
SOH/AGL Deduction		47,991
ASSESSED VALUE		36,792
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,792
TOTAL JUST VALUE		84,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V980018	REMODEL	8,400	11/01/1998
B974115	REPAIR/RRF	3,700	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1588/1417	10/08/2008	WD	U	I	01	120,000
GRANTOR: BROOKINS FRANK R TRUS						
GRANTEE: BROOKINS RICHARD D						
1134/0930	5/02/2003	TD	U	I	01	100
GRANTOR: BROOKINS FRANK R & BE						
GRANTEE: BROOKINS FRANK TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E60 N24$.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1995	1995	3	20	780	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1995	1995	3	20	780	
5	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2009	2009	3	45	648	
6	1242	WD DECK A	0	100	26	4	104.00	SF	10.00	10.00	100	2009	2009	3	45	468	

LAND DESCRIPTION

TOTAL OB/XF 2,676

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	0005	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,400							

REVIEW DATE 09/26/2018 BY TWA Total Acres: 1.58 Total Land Value: 47,400 Market: 0 Agricultural: 0 Common: 47,400 PRINTED 08/02/2023 BY SYS