BLOCK 4 PT OF LOT 7 (S-3)
OR 821/524 SEC 19-1N-25
2004 CAVL DW/MH

BENNETT JOHN JR & CYNTHIA B
43104 MORRIS DRIVE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0073

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

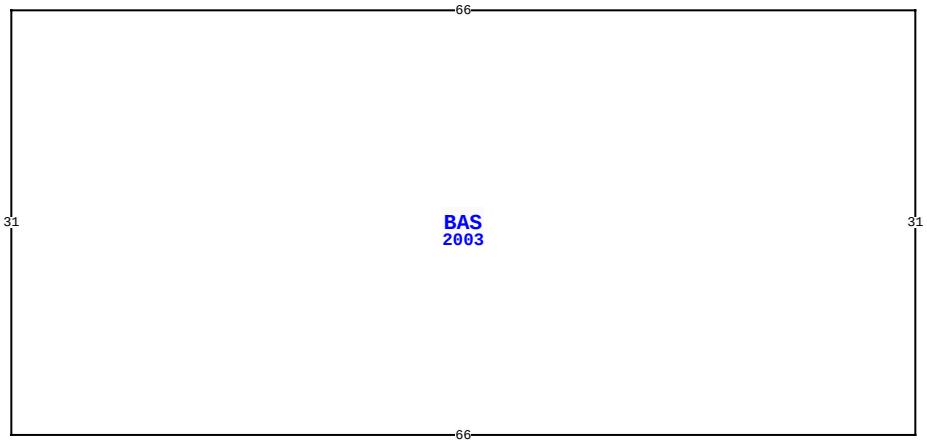
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	109,136
TOTALS	2,046		2,046	109,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,046	141.1200	98.78	202,104	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1998 Heated Area: 2046 HX Base Yr 1998



43104 MORRIS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,136
TOTAL MARKET OB/XF VALUE		8,001
TOTAL LAND VALUE - MARKET		59,760
TOTAL MARKET VALUE		176,897
SOH/AGL Deduction		85,624
ASSESSED VALUE		91,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,273
TOTAL JUST VALUE		176,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037220	MH MOVE-ON	0	10/01/2003
B9603163	GARAGE	12,648	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0524	2/02/1998	WD	U	I	07	100
GRANTOR: MORRIS GREGORY & MICH						
GRANTEE: BENNETT JOHN JR & C						
0795/0109	5/30/1997	WD	Q	I		60,000
GRANTOR: MORRIS GREGORY A						
GRANTEE: BENNETT JOHN JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S31 E66 N31$.

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	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
4	0810	CONCRETE A	0	100	0	0	312.00	SF	6.50	6.50	100	1991	1991	3	64	1,298	
5	0510	GARAGE WD-	0	100	24	22	528.00	SF	35.00	35.00	100	1996	1996	3	25	4,620	
6	0350	CARPORT WD	0	100	24	18	432.00	SF	13.00	13.00	100	1996	1996	3	20	1,123	

LAND DESCRIPTION

TOTAL OB/XF 8,001

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		OR	0.00	0.00	3.32	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,760							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 3.32 Total Land Value: 59,760 Market: 0 Agricultural: 0 Common: 59,760 PRINTED 08/02/2023 BY SYS