

BLOCK 4 PT OF LOT 15 (S-2)
IN OR 2226/1688
R433738 & R433739

JOHNSON MELISSA
43377 LARSEN RD
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0152



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
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	1,456	100	1,456	33,389
UOP	48	25	12	275
USP	144	50	72	1,651
USP	285	50	142	3,256
TOTALS	1,933		1,682	38,572

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
3	0350	CARPORT WD	0 100	20	19	380.00	SF	13.00	13.00	100	1988
4	0820	WOOD WALK	0 100	0	0	186.00	SF	11.75	11.75	100	1987

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,682	117.6000	76.44	128,572	1986	1991	0	0	70.00	30.00
1 M/H 93- - 100% - 2022 Heated Area: 1456 HX Base Yr 2022											
43377 LARSEN RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		38,572	
TOTAL MARKET OB/XF VALUE		4,032	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		72,604	
SOH/AGL Deduction		14,244	
ASSESSED VALUE		58,360	
TOTAL EXEMPTION VALUE		HX HB 33,360	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		72,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		56,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2226/1688	9/28/2018	QC	U	I	11	17,000	
GRANTOR: BUDZEAK ALAN							
GRANTEE: JOHNSON MELISSA							
1816/1684	8/28/2012	QC	U	I	11	100	
GRANTOR: BUDZEAK TRACY							
GRANTEE: BUDZEAK ALAN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W5 USP=[YR=1993] N12 W12 S12 E12\$ W43 UOP=[YR=1993] N6 W8 S6 E8\$ W8 S26 E11 USP=[YR=1993] S10 E26 N5 E5 N5 W31\$ E45 N26\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	AC	1.00