BLK 4 PT OF E1/2 LOT 16
IN OR 1758/340
1975 DEES DW/MH

JOSLYN EVELYN D
43037 BRANDON WAY
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0164

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

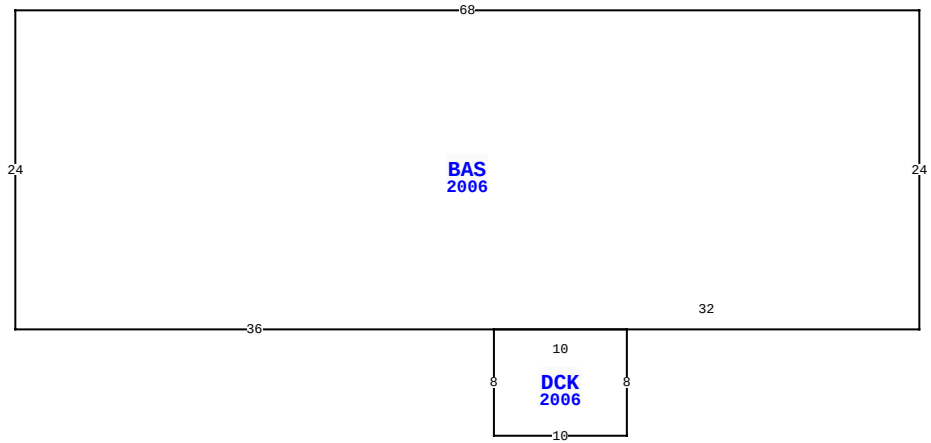
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	40,395
DCK	80	15	12	297
TOTALS	1,712		1,644	40,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,644	108.8000	70.72	116,264	1975	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2012 Heated Area: 1632 HX Base Yr 2012



43037 BRANDON WAY, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,692
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		84,792
SOH/AGL Deduction		56,762
ASSESSED VALUE		28,030
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,030
TOTAL JUST VALUE		84,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/0340	9/30/2011	QC	U	I	11	100

GRANTOR: WILKES SHEILA
GRANTEE: JOSLYN EVELYN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 S24 E36 DCK=[YR=2006] S8 E10 N8 W10 $ E32 N24 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,100							

REVIEW DATE 06/14/2022 BY TWA Total Acres: 1.26 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS