BLOCK 4 PT OF E1/2 OF LOT 16
IN OR 2096/130
{1977 FEST SW/MH}

WRIGHT DAVID R
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0166

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

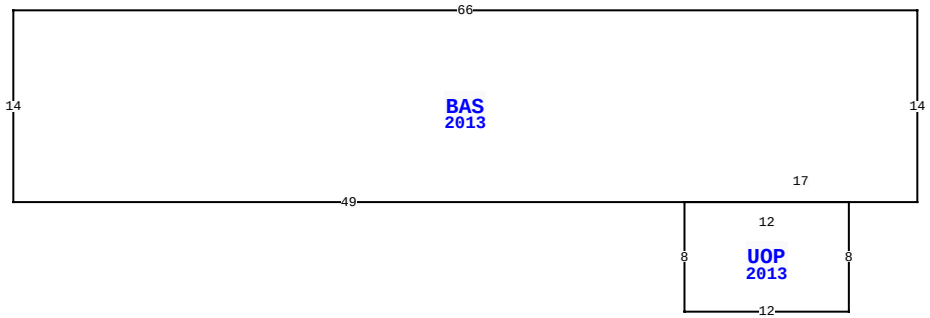
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,441
UOP	96	25	24	453
TOTALS	1,020		948	17,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	948	96.8000	62.92	59,648	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



43106 BRANDON WAY, CALLAHAN

BLD DATE		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	17,894
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,800
TOTAL MARKET VALUE	49,694
SOH/AGL Deduction	14,000
ASSESSED VALUE	35,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,694
TOTAL JUST VALUE	49,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/0130	1/24/2017	QC	U	I	11	100
GRANTOR: WRIGHT DAVID R & RACH						
GRANTEE: WRIGHT DAVID R						
1925/0330	6/27/2014	WD	U	I	37	15,000
GRANTOR: WILKES SHEILA D						
GRANTEE: WRIGHT DAVID R & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W66 S14 E49 UOP=[YR=2013] S8 E12 N8 W12$ E17 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007		0.00	0.00	1.06	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,800							

REVIEW DATE 01/30/2019 BY TWA Total Acres: 1.06 Total Land Value: 31,800 Market: 0 Agricultural: 0 Common: 31,800 PRINTED 08/02/2023 BY SYS