BLOCK 4 PT W1/2 OF LOT 16
IN OR 1925/340
1998 PALM HARBOR

HILBRANT PAUL & CHRISTINE
43131 BRANDON WAY
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0167

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

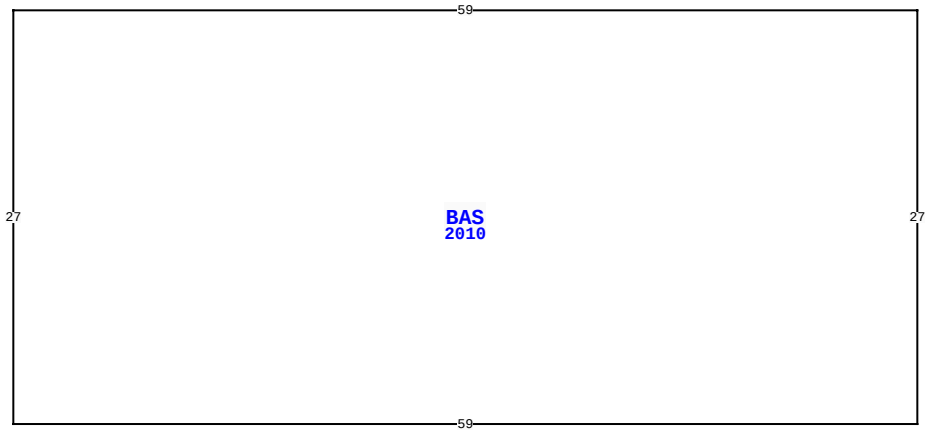
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	74,501
TOTALS	1,593		1,593	74,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,593	151.8400	106.29	169,320	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2015 Heated Area: 1593 HX Base Yr 2015



43131 BRANDON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,501
TOTAL MARKET OB/XF VALUE		2,955
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		114,956
SOH/AGL Deduction		58,571
ASSESSED VALUE		56,385
TOTAL EXEMPTION VALUE	HX HB	31,385
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/0340	6/30/2014	WD	U	I	11	100
GRANTOR: WILKES SHEILA D						
GRANTEE: HILBRANT PAUL & CHR						
1925/0338	6/30/2014	WD	U	I	11	100
GRANTOR: HILBRANT PAUL & CHRIS						
GRANTEE: WILKES SHEILA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W59 S27 E59 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1998	1998	3	20	50	

LAND DESCRIPTION

TOTAL OB/XF 2,955

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	100	0007	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 01/30/2019 BY TWA Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS