BLOCK 4 E1/2 OF LOT 17
HILLS AT THOMAS CREEK PB 5/65

SMYTH LAYCI B/WRIGHT DAVID R
43060 CHEROKEE TRL
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0171

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

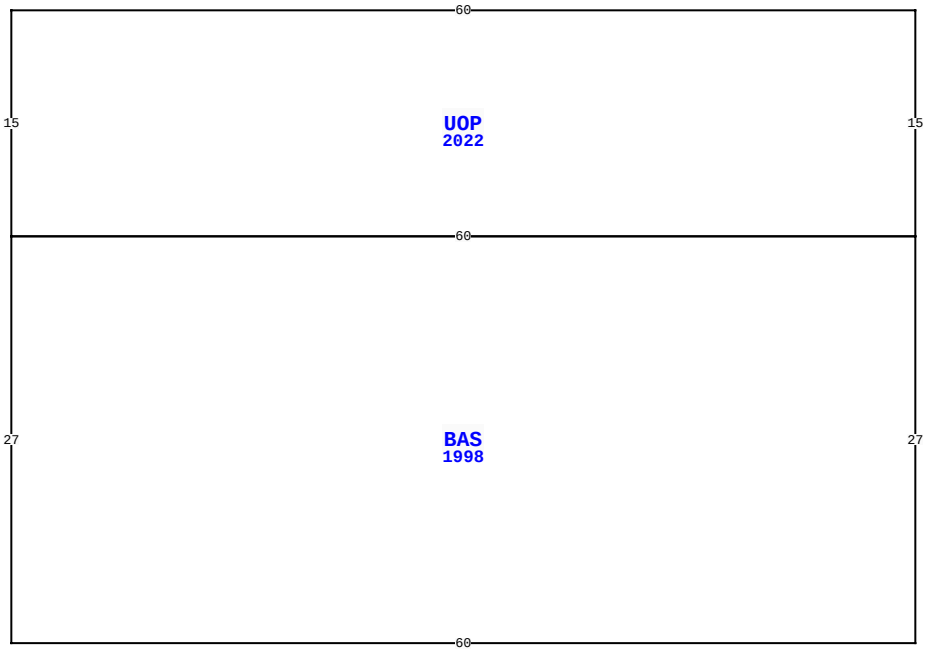
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	58,278
UOP	900	25	225	8,094
TOTALS	2,520		1,845	66,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,845	116.8000	81.76	150,847	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 50% - 2021 Heated Area: 1620 HX Base Yr 2021



43060 CHEROKEE TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,114
TOTAL MARKET OB/XF VALUE		7,117
TOTAL LAND VALUE - MARKET		74,368
TOTAL MARKET VALUE		173,599
SOH/AGL Deduction		49,156
ASSESSED VALUE		124,443
TOTAL EXEMPTION VALUE	HA HAB	34,378
BASE TAXABLE VALUE		90,065
TOTAL JUST VALUE		173,599
NCON VALUE		38,047
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015639	GARAGE	40,797	10/18/2022
B006749	ADDITION	5,425	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2345/1677	3/09/2020	WD	Q	I	01	90,000
GRANTOR: COOPER FERRAND R & BO						
GRANTEE: WRIGHT DAVID R & LA						
0905/0661	10/27/1999	WD	U	I	07	100
GRANTOR: DEAN RONALD & CATHERI						
GRANTEE: COOPER FERRAND & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 N27$ UOP=[YR=2022] N15 W60 S15 E60$.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0811	CONCRETE B	0	50	0	0	810.00	SF	5.20	5.20	100	2022	2022	3	100	4,212	

LAND DESCRIPTION

TOTAL OB/XF 7,117

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	50	0005	OR	0.00	0.00	5.81	AC		1.00	1.00	0.80	16,000.00	12,800.00	74,368							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.81 Total Land Value: 74,368 Market: 0 Agricultural: 0 Common: 74,368 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

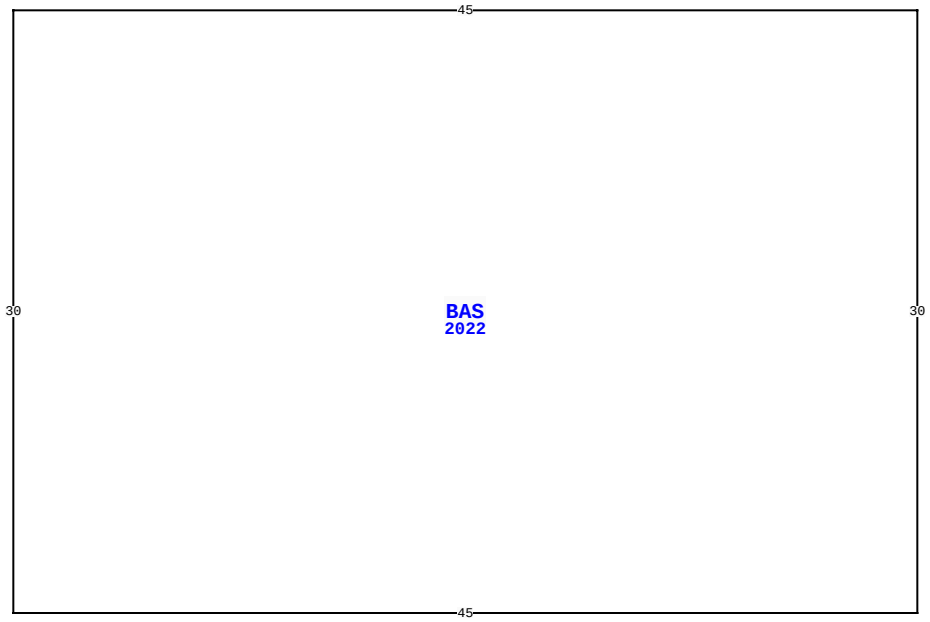
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	25,741
TOTALS	1,350		1,350	25,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	55.0160	19.26	26,001	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 50% - 2021 Heated Area: 1350 HX Base Yr 2021



43060 CHEROKEE TRL, CALLAHAN

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GRANTOR: DEAN RONALD & CATHERI						
GRANTEE: COOPER FERRAND & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W45 S30 E45 N30$.

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

REVIEW DATE 01/06/2023 BY WWA Total Acres: 5.81 Total Land Value: 74,368 Market: 0 Agricultural: 0 Common: 74,368 PRINTED 08/02/2023 BY SYS