BLOCK 4 PT OF LOT 17 (S-2)
IN OR 1704/1342
2001 OAK DW/MH

WRIGHT MITCHELL & DANA
43023 CHEROKEE TRAIL
CALLAHAN, FL 32011-7908

2023

24-1N-24-0750-0004-0172

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 80
Interior Floo	08	SHT VINYL 20
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

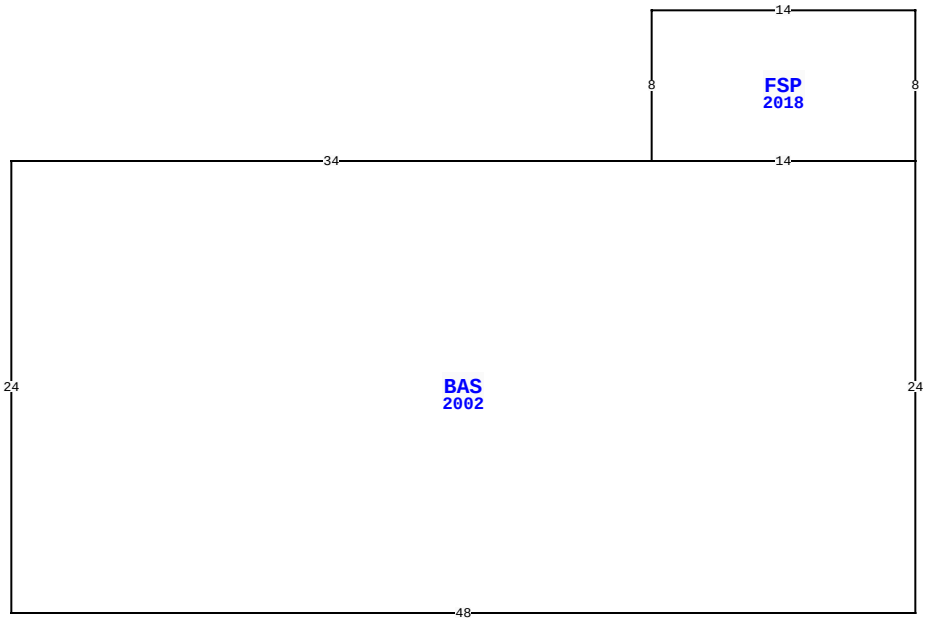
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	47,255
FSP	112	60	67	2,749
TOTALS	1,264		1,219	50,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,219	117.2000	82.04	100,007	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2011 Heated Area: 1152 HX Base Yr 2011



43023 CHEROKEE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,965
TOTAL MARKET OB/XF VALUE		5,274
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		110,239
SOH/AGL Deduction		38,749
ASSESSED VALUE		71,490
TOTAL EXEMPTION VALUE	HX HB	46,490
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002431	GARAGE	64,530	03/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/1342	10/06/2010	QC	U	I	11	40,000
GRANTOR: PRICE TERESA LOVE						
GRANTEE: WRIGHT MITCHELL & D						
1604/0082	2/02/2009	QC	U	I	19	100
GRANTOR: BARGERON JOSEPH WAYNE						
GRANTEE: PRICE TERESA LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W14 S8 BAS=[YR=2002] W34 S24 E48 N24 W14$ E14 N8$.

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
9	1242	WD DECK A	0	100	16	10	160.00	SF	5.00	5.00	100	2018	2018	3	86	688	
10	0811	CONCRETE B	0	100	45	20	900.00	SF	5.20	5.20	100	2018	2018	3	98	4,586	

LAND DESCRIPTION

TOTAL OB/XF 5,274

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/10/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

BLOCK 4 PT OF LOT 17 (S-2)
IN OR 1704/1342
2001 OAK DW/MH

WRIGHT MITCHELL & DANA
43023 CHEROKEE TRAIL
CALLAHAN, FL 32011-7908

2023

24-1N-24-0750-0004-0172

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

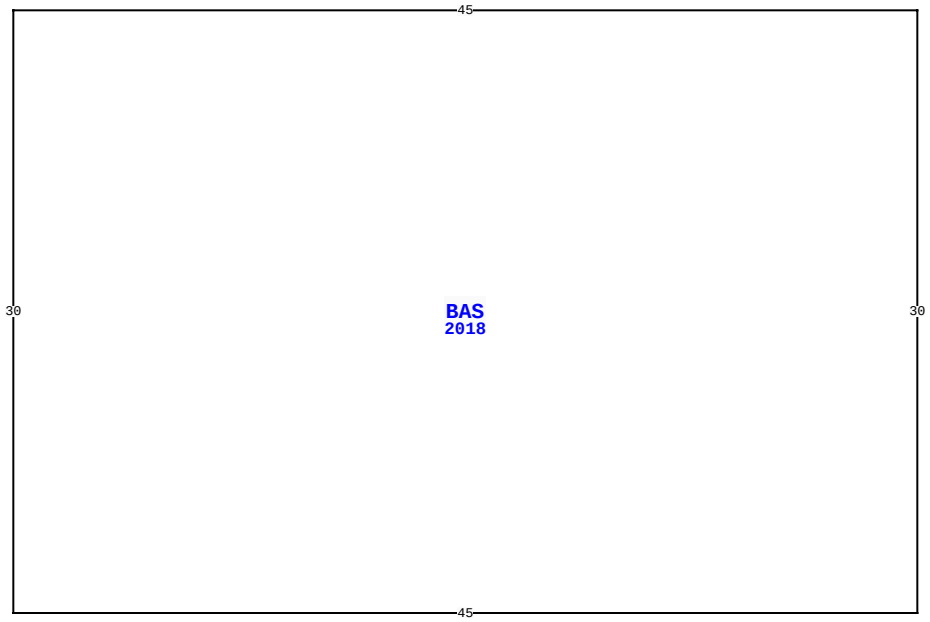
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	24,961
TOTALS	1,350		1,350	24,961

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	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2011 Heated Area: 1350 HX Base Yr 2011



43023 CHEROKEE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,965
TOTAL MARKET OB/XF VALUE		5,274
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		110,239
SOH/AGL Deduction		38,749
ASSESSED VALUE		71,490
TOTAL EXEMPTION VALUE	HX HB	46,490
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/1342	10/06/2010	QC	U	I	11	40,000
GRANTOR: PRICE TERESA LOVE						
GRANTEE: WRIGHT MITCHELL & D						
1604/0082	2/02/2009	QC	U	I	19	100
GRANTOR: BARGERON JOSEPH WAYNE						
GRANTEE: PRICE TERESA LOVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] 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 07/10/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS