BLOCK 4 PT LOT 20 (S-1)
IN OR 2219/1289
2001 KING DW

GRIFFIN LARRY & LOIS F L/E/
43163 LOIS LANE
CALLAHAN, FL 32011

2023

24-1N-24-0750-0004-0201

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 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

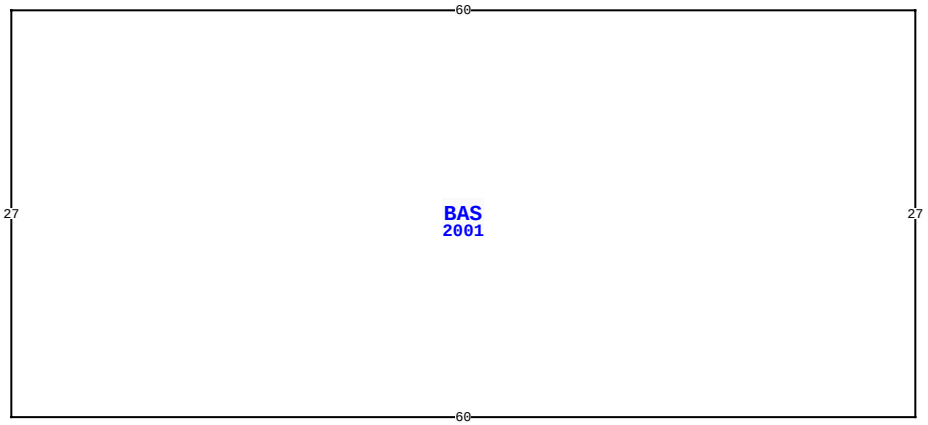
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	66,679
TOTALS	1,620		1,620	66,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.6000	82.32	133,358	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



43580 LARSEN RD, 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	66,679
TOTAL MARKET OB/XF VALUE	336
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	114,265
SOH/AGL Deduction	21,245
ASSESSED VALUE	93,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,020
TOTAL JUST VALUE	114,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2219/1289	8/28/2018	SW	U	I	30	100
GRANTOR: GRIFFIN LARRY & LOIS						
GRANTEE: BARRON KARI D						
2219/1287	8/27/2018	QC	U	I	11	100
GRANTOR: BARRON KARI D						
GRANTEE: GRIFFIN LARRY H & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W60 S27 E60 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	1242	WD DECK A	0	0	14	12	168.00	SF	10.00	10.00	100	2001	2001	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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	0005	OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,250							

REVIEW DATE 01/30/2019 BY TWA Total Acres: 1.35 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 08/02/2023 BY SYS