PT NW1/4 OF SEC 24-2N-24E
IN OR 868/310
{FLHMLCF157423149A &

RAYSOR CHARLES H
P O BOX 207
CALLAHAN, FL 32011-0207

2023

24-2N-24-0000-0014-0060

NASSAU COUNTY PROPERTY

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

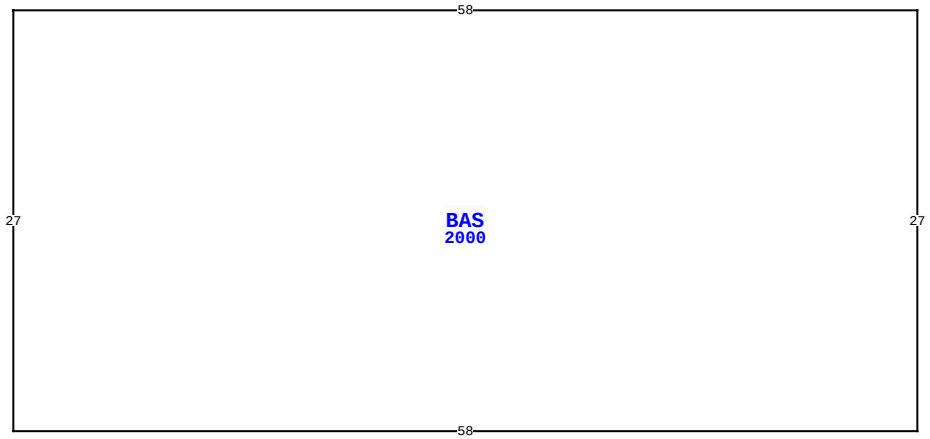
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	61,878
TOTALS	1,566		1,566	61,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	117.6000	82.32	128,913	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2001 Heated Area: 1566 HX Base Yr 2001



45275 BROWNS FARM RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,878
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		68,580
TOTAL MARKET VALUE		133,433
SOH/AGL Deduction		61,265
ASSESSED VALUE		72,168
TOTAL EXEMPTION VALUE	HX HB WR	52,168
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		133,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003001	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1868	3/24/2017	FJ	U	I	11	100
GRANTOR: CRANE ROSETTA MADISON						
GRANTEE: CRANE AGNES M, BETT						
0868/0310	2/17/1999	WD	U	V	21	11,000
GRANTOR: CRANE RUDOLPH & ROSET						
GRANTEE: RAYSOR CHARLES H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W58 S27 E58 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	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	100	0006	OR	0.00	0.00	3.81	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,580							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.81 Total Land Value: 68,580 Market: 0 Agricultural: 0 Common: 68,580 PRINTED 08/02/2023 BY SYS