LOT 2
IN OR 799 PG 1103
R622340 R622341 R622342

**ARENBURGH LINDA G**
43029 ELLIS AVE
CALLAHAN, FL 32011

**2023**

**25-1N-24-0080-0002-0000**

## 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 |

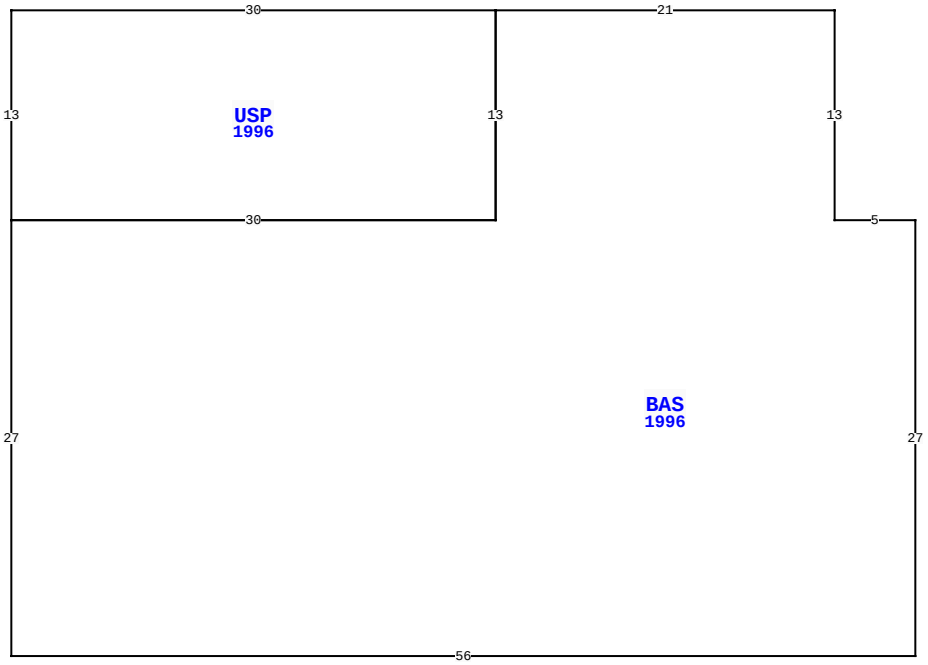
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,785 | 100 | 1,785 | 70,951 |
| USP | 390 | 50 | 195 | 7,751 |
| TOTALS | 2,175 | | 1,980 | 78,703 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,980 | 117.6000 | 76.44 | 151,351 | 1992 | 2002 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 93- – 100% - 1999 Heated Area: 1785 HX Base Yr 1999




43029 ELLIS AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 78,703 |
| TOTAL MARKET OB/XF VALUE | | 5,083 |
| TOTAL LAND VALUE - MARKET | | 46,080 |
| TOTAL MARKET VALUE | | 129,866 |
| SOH/AGL Deduction | | 77,914 |
| ASSESSED VALUE | | 51,952 |
| TOTAL EXEMPTION VALUE | HX HB | 26,952 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 129,866 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 105,048 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| V000100 | REMODEL | 11,051 | 07/01/2000 |
| 93108 | MH MOVE-ON | 47,000 | 06/01/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0799/1103 | 7/14/1997 | WD | U | I | 01 | 100 |

GRANTOR: ARENBURGH MAXWELL F &
GRANTEE: ARENBURGH LINDA G

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W21 USP=[YR=1996] W30 S13 E30 N13$ S13 W30 S27 E56 N27 W5 N13$.

## 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 | 1992 | 1992 | 3 | 74 | 2,590 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 16 | 384.00 | SF | 21.30 | 21.30 | 100 | 1998 | 1998 | 3 | 20 | 1,636 | |
| 5 | 0350 | CARPORT WD | 0 | 100 | 24 | 10 | 240.00 | SF | 9.36 | 9.36 | 100 | 1998 | 1998 | 3 | 20 | 449 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 17 | 12 | 204.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 408 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,083

| 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 | 5.76 | AC | | 1.00 | 1.00 | 0.50 | 16,000.00 | 8,000.00 | 46,080 | | | | | | | |

REVIEW DATE 06/07/2022 BY TWA Total Acres: 5.76 Total Land Value: 46,080 Market: 0 Agricultural: 0 Common: 46,080 PRINTED 08/02/2023 BY SYS