LOT 3
IN OR 1446/1293
1998 OAKW DW/MH

GLOVER DWAYNE & GLORIA
43001 ARENBURGH DR
CALLAHAN, FL 32011

2023

25-1N-24-0080-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

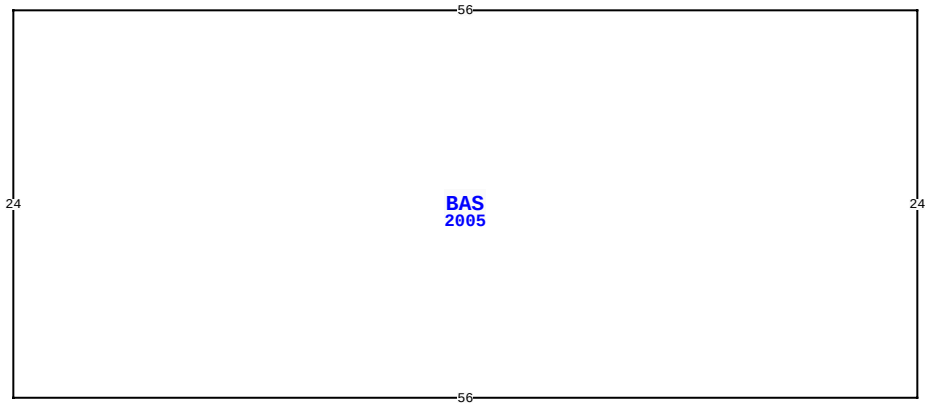
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,344	100	1,344	47,356
TOTALS	1,344		1,344	47,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	114.4000	80.08	107,628	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2017 Heated Area: 1344 HX Base Yr 2017



43001 ARENBURGH DR, 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		47,356
TOTAL MARKET OB/XF VALUE		24,225
TOTAL LAND VALUE - MARKET		46,080
TOTAL MARKET VALUE		117,661
SOH/AGL Deduction		56,306
ASSESSED VALUE		61,355
TOTAL EXEMPTION VALUE	HX HB	36,355
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632076	NEW CONSTR	348,620	04/29/2016
B25790	GARAGE	26,504	03/01/2012
MH982462	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1293	9/22/2006	WD	Q	I		105,000
GRANTOR: ARENBURGH RONALD W						
GRANTEE: GLOVER DWAYNE & GLO						
0850/0606	9/25/1998	QC	U	V	06	100
GRANTOR: ARENBURGH LINDA G						
GRANTEE: ARENBURGH RONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W56 S24 E56 N24$.

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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2008	2008	3	56	7,526	
2	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	100	2012	2012	3	71	16,699	

LAND DESCRIPTION

TOTAL OB/XF 24,225

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 12/22/2021 BY TW Total Acres: 5.76 Total Land Value: 46,080 Market: 0 Agricultural: 0 Common: 46,080 PRINTED 08/02/2023 BY SYS