PT GOVT LOT 3 IN OR 780/673
(EX OR 1897/1320)
{R672585, R672586 & R672587}

REAVES JOHNNY JAMES III
PO BOX 961
CALLAHAN, FL 32011-0961

2023

25-2N-24-0000-0003-0070

BUILDING CHARACTERISTICS

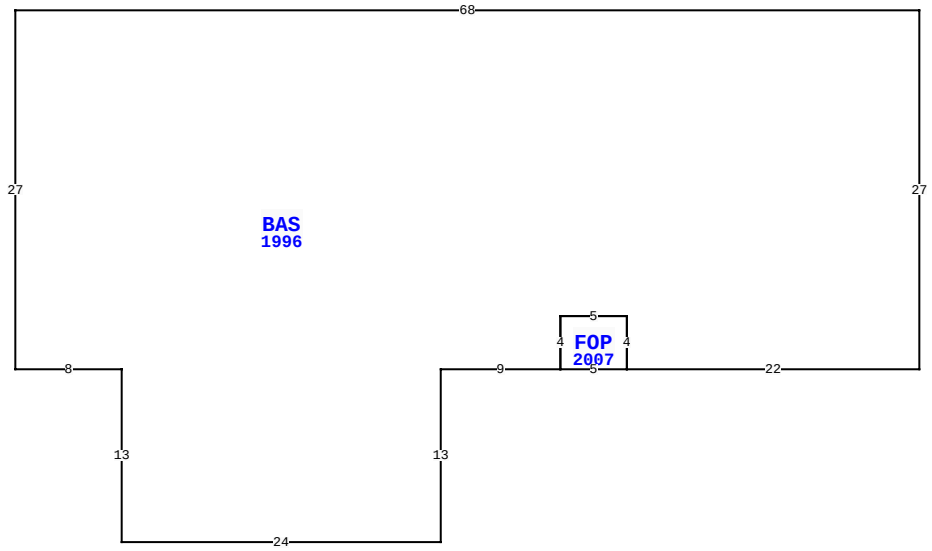
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	2,128	100	2,128	90,780
FOP	20	30	6	256
TOTALS	2,148		2,134	91,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,134	152.3600	106.65	227,591	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 1997 Heated Area: 2128 HX Base Yr 1997



45094 CHEVY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		91,036
TOTAL MARKET OB/XF VALUE		9,169
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		142,205
SOH/AGL Deduction		76,207
ASSESSED VALUE		65,998
TOTAL EXEMPTION VALUE	HX HB	40,998
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/1322	1/06/2014	QC	U	I	11	100
GRANTOR: REAVES WINIFRED L						
GRANTEE: REAVES JOHNNY JAMES						
1551/1653	2/20/2008	QC	U	I	01	100
GRANTOR: REAVES WINIFRED L						
GRANTEE: REAVES JOHNNY J III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W68 S27 E8 S13 E24 N13 E9 FOP=[YR=2007] E5 N4 W5 S4 $ N4 E5 S4 E22 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	1996	1996	3	80	2,800	
2	1242	WD DECK A	0	100	22	11	242.00	SF	7.50	7.50	100	1996	1996	3	20	363	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1996	1996	3	100	5,000	
4	0803	ASPHALT C	0	100	0	0	1,341.00	SF	1.50	1.50	100	2000	2000	3	50	1,006	

LAND DESCRIPTION

TOTAL OB/XF 9,169

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	0007		0.00	0.00	1.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,000							

REVIEW DATE 03/08/2022 BY TWX Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/02/2023 BY SYS