PT OF PARCEL D IN OR 1937/456
2015 LIOH DW/MH
R J ALLEN SURVEY OR 174/285

ATKINS JESSICA WIGGINS
35126 KEITH ROAD
CALLAHAN, FL 32011

2023

26-2N-24-0000-0004-0080

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 70
Interior Floo	08	SHT VINYL 30
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

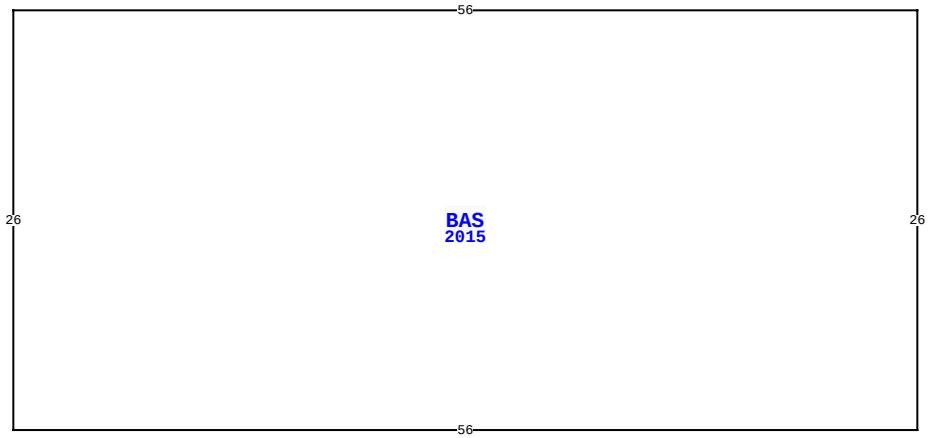
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	101,187
TOTALS	1,456		1,456	101,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.8000	81.76	119,043	2015	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2016 Heated Area: 1456 HX Base Yr 2016



35126 KEITH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,187
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		131,187
SOH/AGL Deduction		49,171
ASSESSED VALUE		82,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,016
TOTAL JUST VALUE		131,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155645	CO ISSUED	0	07/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1937/0456	7/28/2014	WD	U	V	11	100

GRANTOR: VANDERHOEK FRANCINE
GRANTEE: ATKINS JESSICA WIGG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S26 E56 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS