PT GOVT LOT 1 OF SEC 26-2N-25E
IN OR 699/411
{R622098 & R622099}

BERBAUM JOSEPH
P O BOX 5023
CALLAHAN, FL 32011

2023

26-2N-25-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

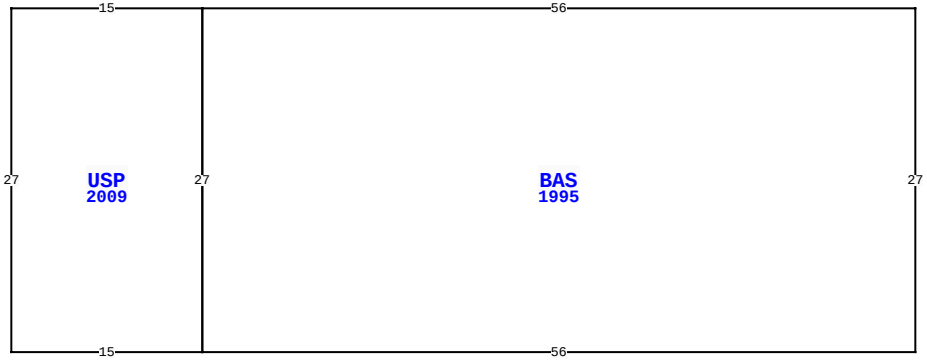
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	65,275
USP	405	50	202	8,721
TOTALS	1,917		1,714	73,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,714	128.4800	89.94	154,157	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1996 Heated Area: 1512 HX Base Yr 1996



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,995
TOTAL MARKET OB/XF VALUE		12,045
TOTAL LAND VALUE - MARKET		214,950
TOTAL MARKET VALUE		300,990
SOH/AGL Deduction		162,162
ASSESSED VALUE		138,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,828
TOTAL JUST VALUE		300,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951064	MH MOVE-ON	0	09/01/1995
MHU95878	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0699/0411	2/28/1994	WD	Q	V		43,000

GRANTOR: SPENCER WILLIAM I

GRANTEE: BERBAUM JOSEPH & DE

45712 BISMARK RD, CALLAHAN

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

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	19.50	19.50	100	1995	1995	3	20	1,123	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	1242	WD DECK A	0	100	0	0	1,360.00	SF	10.00	10.00	100	1997	1997	3	20	2,720	
4	1242	WD DECK A	0	100	0	0	1,293.00	SF	10.00	10.00	100	2005	2005	3	27	3,491	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2000	2000	3	20	579	
6	0681	POLE SHED	0	100	6	12	72.00	SF	15.00	15.00	100	2000	2000	3	29	313	
7	0940	SHEDS/PORT	0	100	12	24	288.00	SF	18.30	18.30	100	2000	2000	3	20	1,054	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 USP=[YR=2009] W15 S27 E15 N27$ S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,045

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		OR	0.00	0.00	14.33	AC		1.00	1.00	1.00	15,000.00	15,000.00	214,950							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 14.33 Total Land Value: 214,950 Market: 0 Agricultural: 0 Common: 214,950 PRINTED 08/02/2023 BY SYS