PT OF GOV LOTS 2 & 5
R816126 & R622155
PT OR 1402/1285

SIHABOUTH VANMANY/PHIMMASANE PHOSY
9955 ARNOLD ROAD
JACKSONVILLE, FL 32246

2023

27-2N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

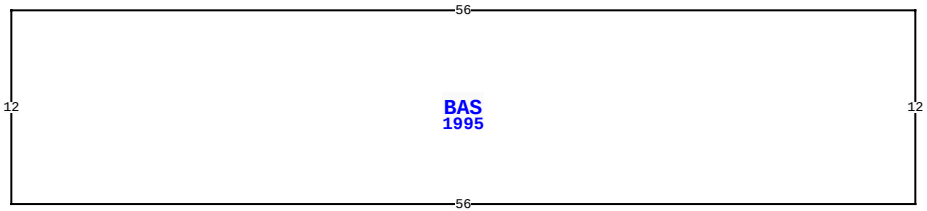
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	11,558
TOTALS	672		672	11,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	88.2000	57.33	38,526	1967	1967	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



45334 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,116
TOTAL MARKET OB/XF VALUE	878
TOTAL LAND VALUE - MARKET	86,040
TOTAL MARKET VALUE	110,034
SOH/AGL Deduction	24,043
ASSESSED VALUE	85,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,991
TOTAL JUST VALUE	110,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	XFOB	0	09/01/1996
MH951052	MH MOVE-ON	0	09/01/1995
13791	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1285	4/10/2006	WD	Q	I		140,000
GRANTOR: MOODY FRANK D						
GRANTEE: SIHABOUTH VANMANY &						
0307/0270	1/01/1980	MS	U	V		100
GRANTOR:						
GRANTEE:						

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	0	0	0	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
2	0681	POLE SHED	0	0	0	0	84.00	SF	15.00	15.00	100	1995	1995	3	24	302	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 878

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	0		OR	0.00	0.00	4.78	AC		1.00	1.00	1.00	18,000.00	18,000.00	86,040							

REVIEW DATE 07/13/2018 BY KB Total Acres: 4.78 Total Land Value: 86,040 Market: 0 Agricultural: 0 Common: 86,040 PRINTED 08/02/2023 BY SYS

PT OF GOV LOTS 2 & 5
R816126 & R622155
PT OR 1402/1285

SIHABOUTH VANMANY/PHIMMASANE PHOSY
9955 ARNOLD ROAD
JACKSONVILLE, FL 32246

2023

27-2N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

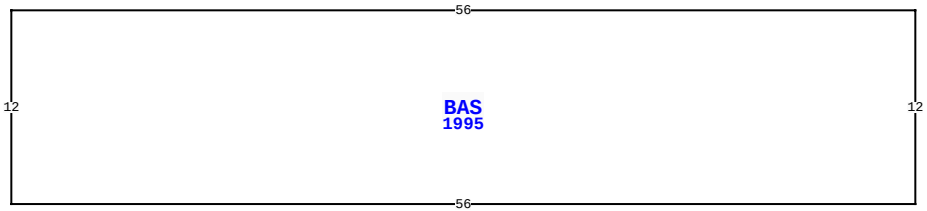
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	11,558
TOTALS	672		672	11,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	88.2000	57.33	38,526	1975	1975	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



45334 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,116
TOTAL MARKET OB/XF VALUE	878
TOTAL LAND VALUE - MARKET	86,040
TOTAL MARKET VALUE	110,034
SOH/AGL Deduction	24,043
ASSESSED VALUE	85,991
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,991
TOTAL JUST VALUE	110,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1285	4/10/2006	WD	Q	I		140,000
GRANTOR: MOODY FRANK D						
GRANTEE: SIHABOUTH VANMANY &						
0307/0270	1/01/1980	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S12 E56 N12 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/13/2018 BY KB Total Acres: 4.78 Total Land Value: 86,040 Market: 0 Agricultural: 0 Common: 86,040 PRINTED 08/02/2023 BY SYS