

PT SEC 27-2N-25E IN OR
2543/849 BEING PAR 1 & 2
EASEMENT IN OR 2543/843

BRIGHT DAVID EARL
29904 PIGEON CREEK RD
HILLIARD, FL 32046

2023

27-2N-25-0000-0003-0150



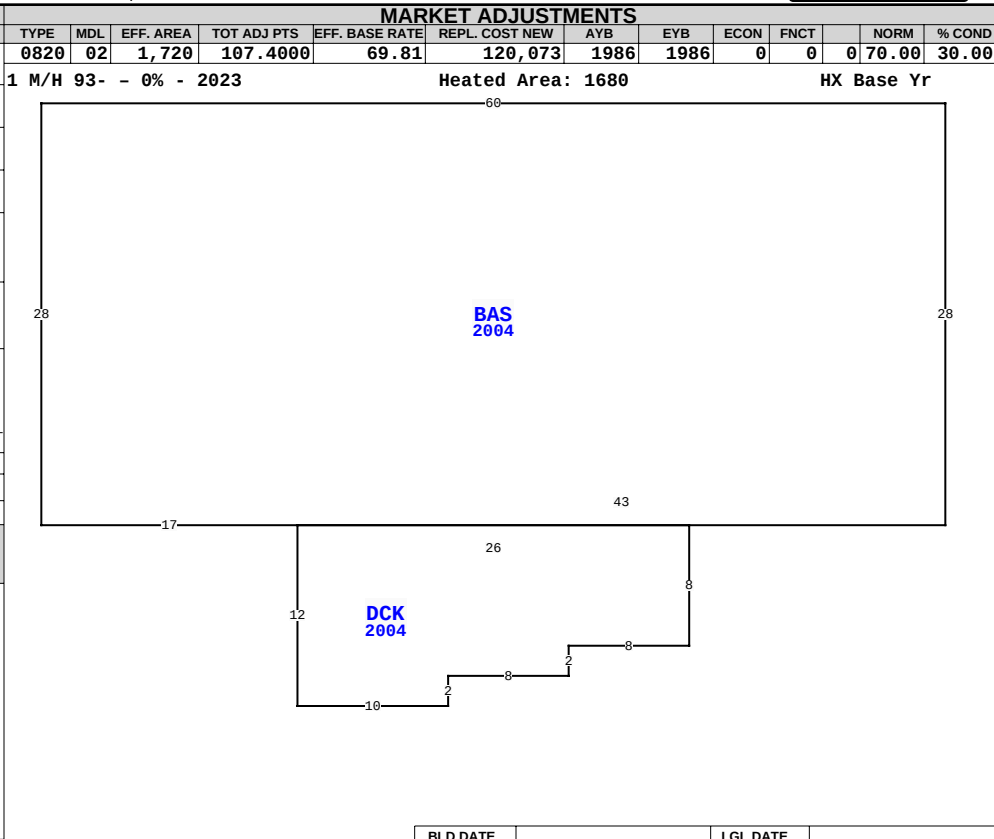
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	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	1,680	100	1,680	35,184
DCK	264	15	40	838
TOTALS	1,944		1,720	36,022

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	1243	WD DECK F	0	0	10	8
4	0500	FP-PRE FAB	0	0	0	0
5	0940	SHEDS/PORT	0	0	16	10

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000115	C	SFR ACRES	0					



55002 LARGO LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	36,022		
TOTAL MARKET OB/XF VALUE	2,720		
TOTAL LAND VALUE - MARKET	84,700		
TOTAL MARKET VALUE	123,442		
SOH/AGL Deduction	0		
ASSESSED VALUE	123,442		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	123,442		
TOTAL JUST VALUE	123,442		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	111,722		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2543/0849	2/25/2022	WD	Q	I	05	131,600	
GRANTOR: THOMPSON JOANN L							
GRANTEE: BRIGHT DAVID EARL							
1460/1556	11/22/2006	QC	U	I	06	100	
GRANTOR: MCVEY DAVID A							
GRANTEE: THOMPSON JOANN L							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W60 S28 E17 DCK=[YR=2004] S12 E10 N2 E8 N2 E8 N8 W26\$ E43 N28\$.													