PT OF GOVT LOTS 4 & 5
IN OR 1978/869
R567537 & R567538

TSCHAPPAT MEGAN L
55092 OLLIFF ROAD
CALLAHAN, FL 32011

**2023**

**27-2N-25-0000-0004-0120**

## NASSAU COUNTY PROPERTY



## 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 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 03 | Quality Level 03 |

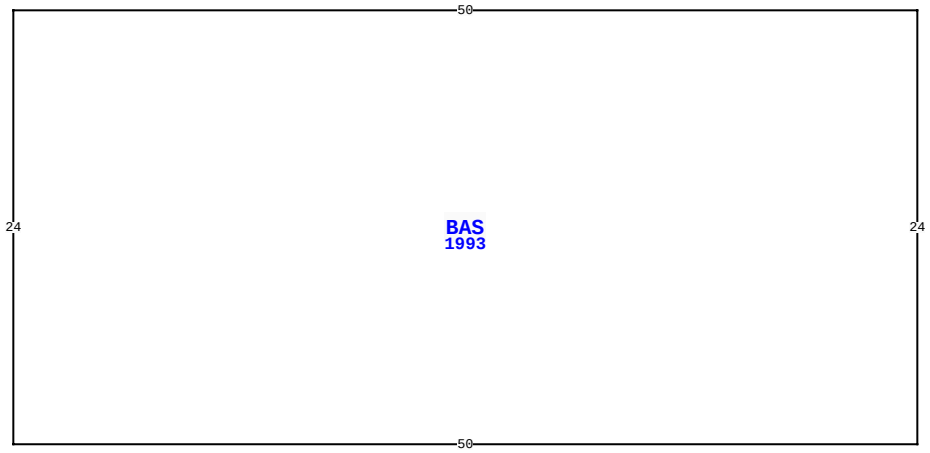
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 27,518 |
| TOTALS | 1,200 | | 1,200 | 27,518 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,200 | 117.6000 | 76.44 | 91,728 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2017 Heated Area: 1200 HX Base Yr 2017




55092 OLLIFF 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 | | 27,518 |
| TOTAL MARKET OB/XF VALUE | | 4,131 |
| TOTAL LAND VALUE - MARKET | | 43,400 |
| TOTAL MARKET VALUE | | 75,049 |
| SOH/AGL Deduction | | 38,110 |
| ASSESSED VALUE | | 36,939 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 11,939 |
| TOTAL JUST VALUE | | 75,049 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 65,317 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108041 | DEMOLITION | 0 | 03/01/2001 |
| 8977 | MH MOVE-ON | 18,000 | 07/27/1992 |
| 8270 | CHNGE SRVC | 1,000 | 07/01/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1978/0869 | 4/13/2015 | QC | U | I | 11 | 100 |
| GRANTOR: JOHNSON DARLENE | | | | | | |
| GRANTEE: JOHNSON DARLENE L/E | | | | | | |
| 1221/1968 | 4/13/2004 | WD | U | I | 07 | 100 |
| GRANTOR: LOBATO DOROTHY A | | | | | | |
| GRANTEE: B G R INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 S24 E50 N24$.

## 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 | 1984 | 1984 | 3 | 58 | 2,030 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 14 | 12 | 168.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 336 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 26 | 21 | 546.00 | SF | 8.50 | 8.50 | 100 | 1999 | 1999 | 3 | 20 | 928 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 26 | 10 | 260.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 49.5 | 837 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,131

| 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 | 1.24 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 43,400 | | | | | | | |

REVIEW DATE 07/17/2017 BY KBX Total Acres: 1.24 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 08/02/2023 BY SYS