PT OF GOVT LOTS 4 & 5
IN OR 1631/1807
1992 ANNI DW/MH

FULLARD ALVIN
55062 OLLIFF ROAD
CALLAHAN, FL 32011

2023

27-2N-25-0000-0004-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

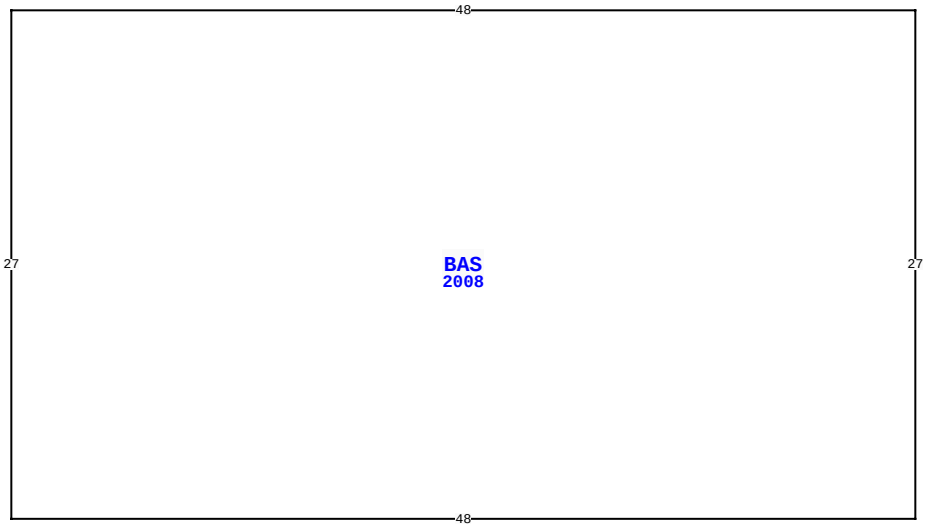
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	43,448
TOTALS	1,296		1,296	43,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	122.8000	79.82	103,447	1992	1997	0	0	0	58.00	42.00

2 M/H 93- – 100% - 2009 Heated Area: 1296 HX Base Yr 2009



55062 OLLIFF RD, CALLAHAN

BLD DATE	02/26/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		43,448
TOTAL MARKET OB/XF VALUE		9,997
TOTAL LAND VALUE - MARKET		61,250
TOTAL MARKET VALUE		114,695
SOH/AGL Deduction		68,062
ASSESSED VALUE		46,633
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,633
TOTAL JUST VALUE		114,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5046	CO ISSUED	0	03/01/2008
MH5046	MH MOVE-ON	0	03/01/2008
P13097	OTHER	0	03/01/2008
M13648	MECH OTHER	0	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1631/1807	2/21/2008	WD	U	I	11	100
GRANTOR: RICH SHEILA B						
GRANTEE: FULLARD ALVIN						
1552/0116	2/21/2008	WD	U	I	11	54,000
GRANTOR: RICH SHELIA B						
GRANTEE: FULLARD ALVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S27 E48 N27$.

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	0511	GARAGE CB-	0	100	22	26	572.00	SF	40.00	40.00	100	1980	1980	3	35	8,008	
2	0812	CONCRETE C	0	100	0	0	1,421.00	SF	4.00	4.00	100	1980	1980	3	35	1,989	

LAND DESCRIPTION

TOTAL OB/XF 9,997

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	1.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	61,250							

REVIEW DATE 12/10/2019 BY KNA Total Acres: 1.75 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 08/02/2023 BY SYS