IN OR 1176/1177
R673224 & R673225 & R673226

WALKER TIMOTHY B
55041 PUFF LANE
CALLAHAN, FL 32011

**2023**

**27-2N-25-0000-0004-0290**

## BUILDING CHARACTERISTICS

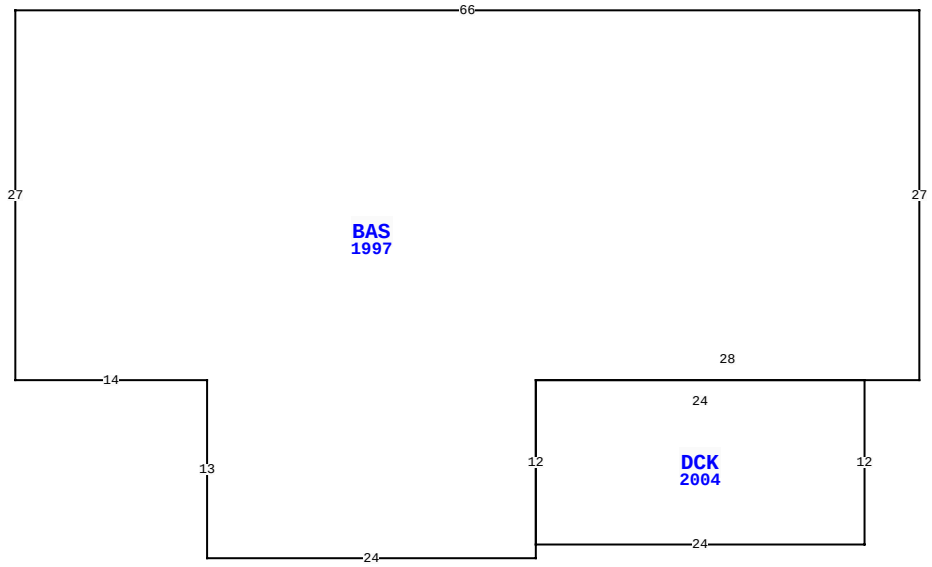
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 2,094 | 100 | 2,094 | 72,153 |
| DCK | 288 | 15 | 43 | 1,482 |
| TOTALS | 2,382 | | 2,137 | 73,634 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,137 | 117.2000 | 82.04 | 175,319 | 1997 | 1997 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 94+ – 0% - 0 Heated Area: 2094 HX Base Yr




55041 PUFF LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 73,634 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 78,400 |
| TOTAL MARKET VALUE | 152,034 |
| SOH/AGL Deduction | 30,235 |
| ASSESSED VALUE | 121,799 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,799 |
| TOTAL JUST VALUE | 152,034 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 133,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1176/1177 | 11/19/1999 | QC | U | I | 06 | 100 |
| GRANTOR: WALKER TIMOTHY B & AM | | | | | | |
| GRANTEE: WALKER TIMOTHY B | | | | | | |
| 0801/0971 | 7/30/1997 | WD | U | V | 01 | 100 |
| GRANTOR: WALKER BYRON J & ANNI | | | | | | |
| GRANTEE: WALKER TIMOTHY & AM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W66 S27 E14 S13 E24 N1 DCK=[YR=2004] E24 N12 W24 S12 $ N12 E28 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 2.24 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 78,400 | | | | | | | |

REVIEW DATE 07/17/2017 BY KBX Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 08/02/2023 BY SYS