IN OR 818/1013 & OR 1429/1966
R672485 & R672486

RAY RICHARD C
17813 N MAIN STREET
JACKSONVILLE, FL 32226

2023

27-2N-25-0000-0004-0300

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 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

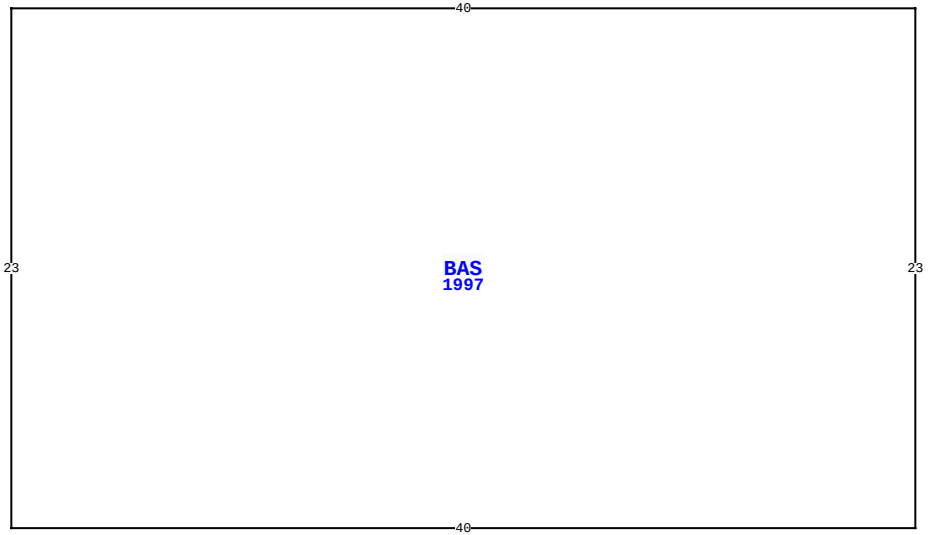
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	21,098
TOTALS	920		920	21,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	117.6000	76.44	70,325	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



54481 MARSH RD, 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	21,098
TOTAL MARKET OB/XF VALUE	7,318
TOTAL LAND VALUE - MARKET	42,700
TOTAL MARKET VALUE	71,116
SOH/AGL Deduction	22,651
ASSESSED VALUE	48,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,465
TOTAL JUST VALUE	71,116
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12603	CARPORT	1,300	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1966	7/24/2006	WD	U	I	06	100
GRANTOR: WALKER BYRON & ANNIE						
GRANTEE: RAY RICHARD C						
0818/1013	12/31/1997	AD	Q	V		10,000
GRANTOR: WALKER BYRON & ANNIE						
GRANTEE: RAY RICHARD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W40 S23 E40 N23 $.

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	1242	WD DECK A	0	0	8	10	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
2	0751	UOP	0	0	8	10	80.00	SF	10.00	10.00	100	1997	1997	3	26	208	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	0803	ASPHALT C	0	0	0	0	1,680.00	SF	1.40	1.40	100	2002	2002	3	52	1,223	
5	0510	GARAGE WD-	0	0	26	14	364.00	SF	35.00	35.00	100	2002	2002	3	32	4,077	
6	0351	CARPORT MT	0	0	22	20	440.00	SF	3.50	3.50	100	2004	2004	3	24	370	

LAND DESCRIPTION

TOTAL OB/XF 7,318

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			0.00	0.00	1.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,700							

REVIEW DATE 07/17/2017 BY KBX Total Acres: 1.22 Total Land Value: 42,700 Market: 0 Agricultural: 0 Common: 42,700 PRINTED 08/02/2023 BY SYS