PT OF NW1/4 OF NE1/4
R672409 & R672410
IN OR 2121/449

COOPER WALTER C JR
PO BOX 909
CALLAHAN, FL 32011

**2023**

**27-3N-24-0000-0001-0030**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 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 | 05 | Quality Level 05 |

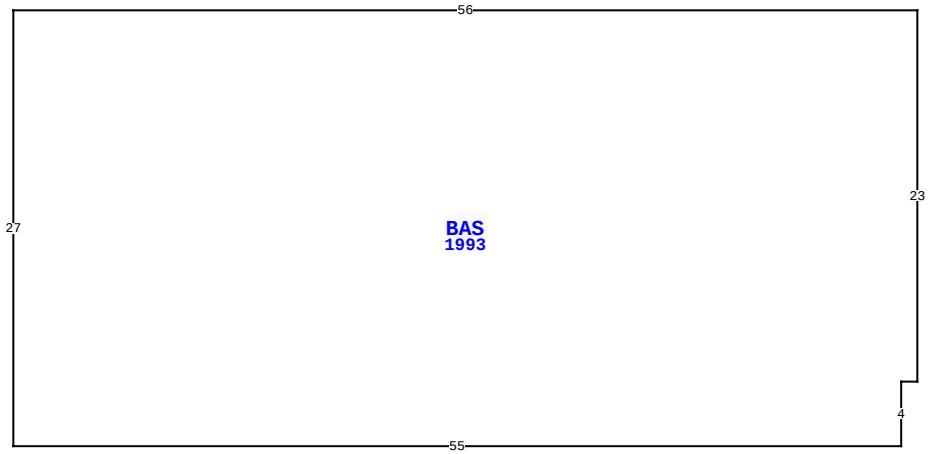
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,508 | 100 | 1,508 | 84,543 |
| TOTALS | 1,508 | | 1,508 | 84,543 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,508 | 148.3200 | 103.82 | 156,561 | 1993 | 2003 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2020 Heated Area: 1508 HX Base Yr




36862 WEDGEWOOD WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 84,543 |
| TOTAL MARKET OB/XF VALUE | | 14,864 |
| TOTAL LAND VALUE - MARKET | | 180,120 |
| TOTAL MARKET VALUE | | 279,527 |
| SOH/AGL Deduction | | 79,494 |
| ASSESSED VALUE | | 200,033 |
| TOTAL EXEMPTION VALUE | 13 | 200,033 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 279,527 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 179,515 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU95941 | MH MOVE-ON | 0 | 06/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2121/0449 | 5/16/2017 | WD | Q | I | 01 | 150,000 |
| GRANTOR: O'STEEN PEGGY S | | | | | | |
| GRANTEE: COOPER WALTER C JR | | | | | | |
| 0729/1178 | 5/15/1995 | WD | Q | I | | 48,000 |
| GRANTOR: HICKS BEN FREDERICK | | | | | | |
| GRANTEE: O'STEEN LAMAR & PEG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E55 N4 E1 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 | 2701 | QUONSET GD | 0 | 100 | 0 | 0 | 1,000.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 48 | 7,200 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 40 | 20 | 800.00 | SF | 6.90 | 6.90 | 100 | 2016 | 2016 | 3 | 78 | 4,306 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 26 | 24 | 624.00 | SF | 6.90 | 6.90 | 100 | 2016 | 2016 | 3 | 78 | 3,358 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,864

| 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 | 0005 | OR | 0.00 | 0.00 | 9.48 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 180,120 | | | | | | | |

REVIEW DATE 06/11/2021 BY TWA Total Acres: 9.48 Total Land Value: 180,120 Market: 0 Agricultural: 0 Common: 180,120 PRINTED 08/02/2023 BY SYS