PT OF LOT 57 (S-1) & PT OF LOT 40 IN OR 1358/1624
1997 WEST SW

WILKES PAUL B
P O BOX 1415
HILLIARD, FL 32046

2023

27-3N-24-2020-0057-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

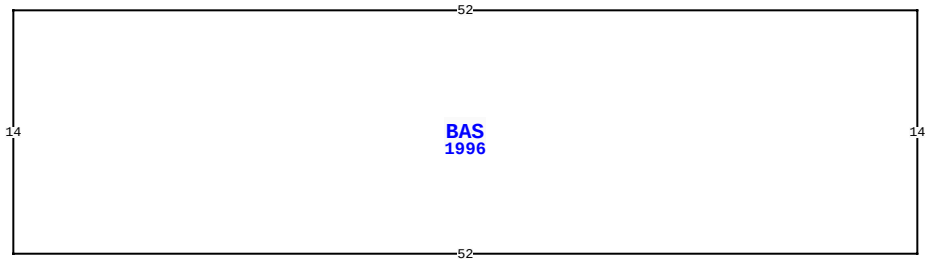
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	25,696
TOTALS	728		728	25,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	126.0600	88.24	64,239	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2006 Heated Area: 728 HX Base Yr 2006



37170 PEANUT TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,696
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,424
TOTAL MARKET VALUE		130,120
SOH/AGL Deduction		75,542
ASSESSED VALUE		54,578
TOTAL EXEMPTION VALUE	HX HB	29,578
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961389	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/1624	10/14/2005	WD	Q	I		98,000
GRANTOR: MILEY BRENDA D						
GRANTEE: WILKES PAUL B						
1070/1142	7/24/2002	WD	Q	I		90,000
GRANTOR: LEE JOSEPH BRIAN						
GRANTEE: MILEY BRENDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W52 S14 E52 N14$.

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.87	AC		1.00	1.00	0.80	19,000.00	15,200.00	104,424							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 6.87 Total Land Value: 104,424 Market: 0 Agricultural: 0 Common: 104,424 PRINTED 08/02/2023 BY SYS