PT OF SW1/4 OF SE1/4
2000 FLEET DW/MH
IN OR 1689/441 & OR 1869/1432

HICKS MICHAEL D & STEPHANIE
46724 MIDDLE RD
CALLAHAN, FL 32011

2023

27-3N-25-0000-0004-0070

NASSAU COUNTY PROPERTY

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

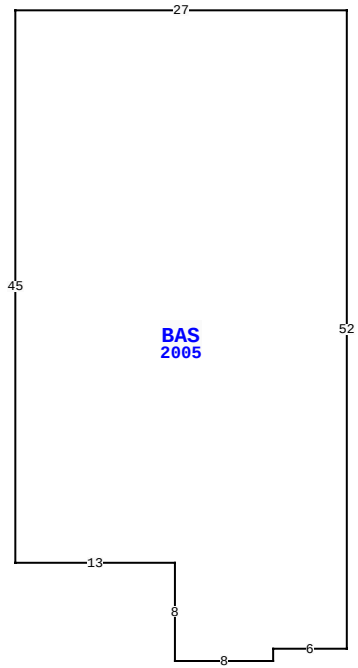
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,321	100	1,321	52,020
TOTALS	1,321		1,321	52,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,321	117.2000	82.04	108,375	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2012 Heated Area: 1321 HX Base Yr 2012



46724 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		52,020
TOTAL MARKET OB/XF VALUE		541
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		87,561
SOH/AGL Deduction		42,753
ASSESSED VALUE		44,808
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,808
TOTAL JUST VALUE		87,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7421	NEW CONSTR	0	12/01/2003
MH4282	MH MOVE-ON	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1869/1432	6/01/2013	QC	U	I	11	100
GRANTOR: FAIRCLOTH MARCIA Y						
GRANTEE: HICKS STEPHANIE						
1689/0441	7/16/2010	WD	U	I	11	30,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FAIRCLOTH MARCIA Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 S45 E13 S8 E8 N1 E6 N52$.

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
3	0751	UOP	0	0	8	13	104.00	SF	10.00	10.00	100	2007	2007	3	52	541	

LAND DESCRIPTION

TOTAL OB/XF 541

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/25/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS