

WATERS KATRINA NELLINE
46624 MIDDLE RD
CALLAHAN, FL 32011

27-3N-25-0000-0004-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories

Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA05

NEIGHBORHOOD/LOC5001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,2761002,276100,830

TOTALS2,2762,276100,830

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

31242WD DECK A01001010100.00SF10.0010.0010020032003322220

40500FP-PRE FAB0100001.00UT3,500.003,500.00100200320033883,080

50510GARAGE WD-0100001,300.00SF35.0035.001002017201738739,585

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000006OR0.000.002.00AC1.001.001.0035,000.0035,000.0070,000

REVIEW DATE12/13/2017BYKBTotal Acres: 2.00Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800022,276117.200082.04186,723200320030046.0054.00

1 M/H 94+ - 100% - 2015Heated Area: 2276HX Base Yr 2015

BAS2003

46624 MIDDLE RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

TOTAL OB/XF42,885

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE100,830

TOTAL MARKET OB/XF VALUE42,885

TOTAL LAND VALUE - MARKET70,000

TOTAL MARKET VALUE213,715

SOH/AGL Deduction104,822

ASSESSED VALUE108,893

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE58,893

TOTAL JUST VALUE213,715

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE159,046

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1903/14822/14/2014SWUI1243,200

GRANTOR:FEDERAL HOME LOAN MOR

GRANTEE:WATERS KATRINA NELL

1873/08118/14/2013SWUI12100

GRANTOR:WELLS FARGO BANK NA

GRANTEE:FEDERAL HOME LOAN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S28 E2 S2 E74 N30\$.