LOT 4
IN OR 1599/262
2003 HMMT DW/MH

LONG JOSEPH A
36205 ACORN PL
HILLIARD, FL 32046

2023

28-2N-25-0150-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

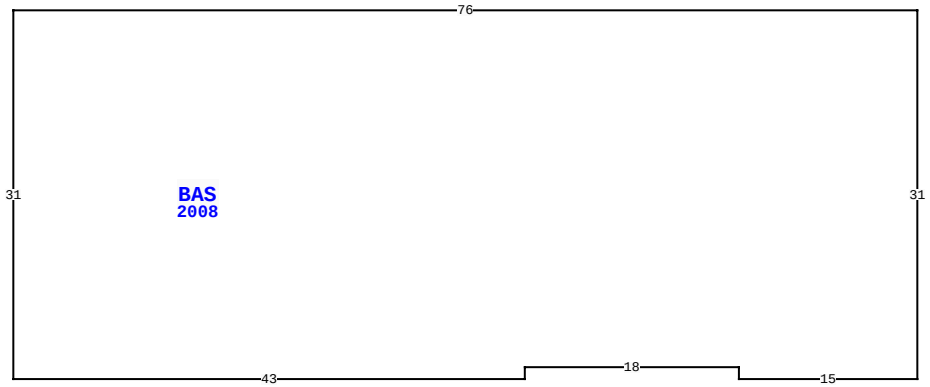
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05
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	2,338	100	2,338	147,059
TOTALS	2,338		2,338	147,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,338	140.4000	98.28	229,779	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 2338 HX Base Yr



45223 BISMARK RD, CALLAHAN

BLD DATE	01/27/2009	DJ	LGL DATE	
XF DATE	06/26/2008	JW	LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	147,059
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	190,809
SOH/AGL Deduction	49,166
ASSESSED VALUE	141,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,643
TOTAL JUST VALUE	190,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5139	CO ISSUED	0	11/14/2008
E21370	NEW CONSTR	0	11/01/2008
P13529	NEW CONSTR	0	10/01/2008
MH992891	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1599/0262	12/31/2008	WD	Q	I		117,000
GRANTOR: PIGONI NANCY J						
GRANTEE: LONG JOSEPH A						
1583/0293	8/29/2008	WD	Q	V		29,000
GRANTOR: FEDDERLY DARLA L & AN						
GRANTEE: PIGONI NANCY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S31 E43 N1 E18 S1 E15 N31$.

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	0	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							

REVIEW DATE 12/04/2019 BY TWA Total Acres: 1.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/02/2023 BY SYS