

LOT 5  
IN OR 1840/537  
1989 SAND SW/MH

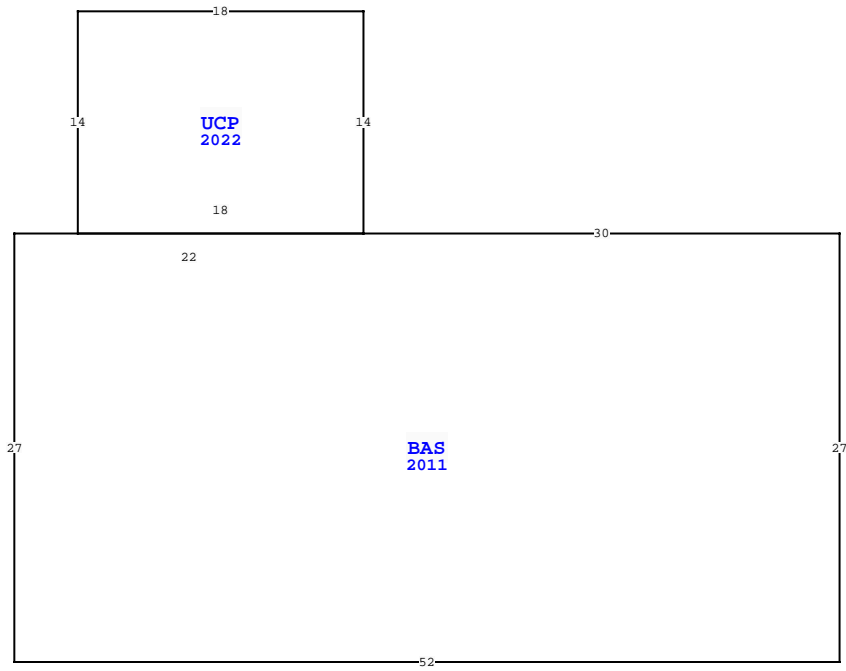
CONNER CHAD DANIEL  
45229 BISMARK RD  
CALLAHAN, FL 32011

2023

28-2N-25-0150-0005-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
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 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	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	1,404	100	1,404	96,422
UCP	252	20	50	3,434
TOTALS	1,656		1,454	99,856

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,454	140.1600	98.11	142,652	2011	2011	0	0	30.00	70.00		
1 M/H 94+ - 0% - 0 Heated Area: 1404 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		99,856	
TOTAL MARKET OB/XF VALUE		6,947	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		145,303	
SOH/AGL Deduction		29,992	
ASSESSED VALUE		115,311	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		115,311	
TOTAL JUST VALUE		145,303	
NCON VALUE		8,762	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		98,659	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5382	CO ISSUED	0	11/23/2011
MH115382	MH MOVE-ON	0	11/07/2011
E23913	NEW CONSTR	0	10/01/2011
M16627	H/AC	0	10/01/2011
MH992757	MH MOVE-ON	0	01/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/0537	2/15/2013	QC	U	I	11	100

GRANTOR: CONNER ROBERT H II &  
GRANTEE: CONNER CHAD DANIEL

1365/0397	11/07/2005	WD	U	I	11	53,000
GRANTOR: JONES DAVID GRANTEE: CONNER ROBERT H II						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W30 UCP=[YR=2022] N14 W18 S14 E18\$ W22 S27 E52 N27\$.	

EXTRA FEATURES																
L N	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
5	0940	SHEDS/PORT	0	0	8	15			30.00	100	2008	2008	3	40	1,440	
6	0751	UOP	0	0	8	4			10.00	100	2008	2008	3	56	179	
8	0351	CARPORT MT	0	0	30	24			10.00	100	2015	2015	3	74	5,328	
TOTAL OB/XF 6,947																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							