PT OF LOT 10 (S-5)
IN OR 2288/690
EAST CALLAHAN SUB PB 1/35

PADGETT CRISTA/KIRK PAUL L
45233 LOWE RD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

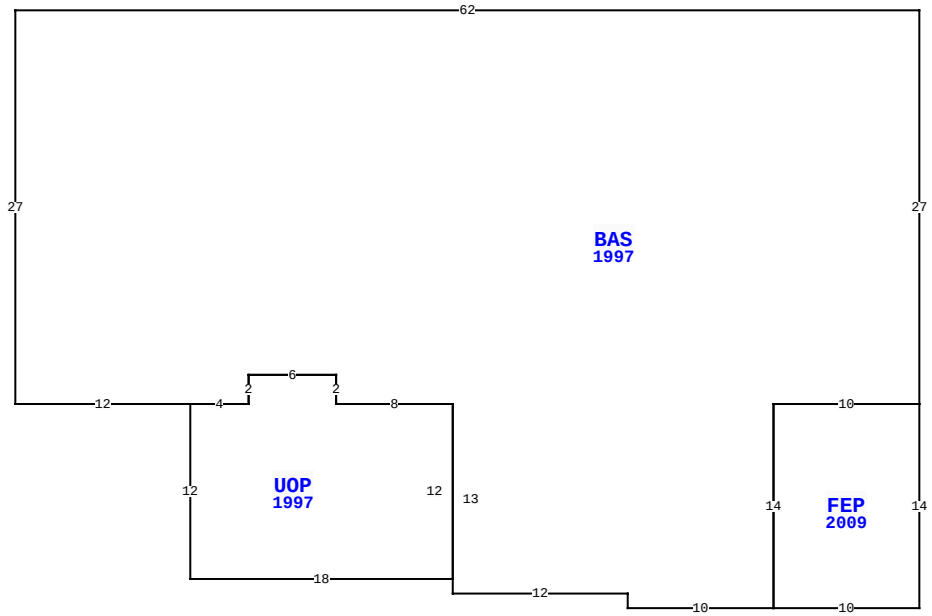
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,958	100	1,958	82,104
FEP	140	85	119	4,990
UOP	228	25	57	2,390
TOTALS	2,326		2,134	89,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,134	115.2000	80.64	172,086	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 2077 HX Base Yr 2020



45233 LOWE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,485
TOTAL MARKET OB/XF VALUE		6,013
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		158,498
SOH/AGL Deduction		22,420
ASSESSED VALUE		136,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,078
TOTAL JUST VALUE		158,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703030	REPAIR/RRF	6,850	05/01/2017
B99	GARAGE	14,400	01/04/1999
MH971975	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2288/0690	6/28/2019	WD	U	I	30	90,000
GRANTOR: PADGETT LINDA E						
GRANTEE: KIRK PAUL L & CRIST						
2285/1323	6/24/2019	QC	U	I	11	100
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: PADGETT LINDA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W62 S27 E12 UOP=[YR=1997] S12 E18 N12 W8 N2 W6 S2 W4 $ E4 N2 E6 S2 E8 S13 E12 S1 E10 FEP=[YR=2009] E10 N14 W10 S14 $ N14 E10 N27 $.

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
5	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
6	1242	WD DECK A	0	100	13	8	104.00	SF	10.00	10.00	100	1997	1997	3	20	208	
7	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	28	5,645	

LAND DESCRIPTION

TOTAL OB/XF 6,013

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	000102	C	SFR/MH	100		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,000							

REVIEW DATE 07/17/2017 BY KBX Total Acres: 3.50 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/02/2023 BY SYS