

PT OF LOT 10
IN OR 1213/427
R407761 & R407762

BRATAGER KEVIN & MELISSA
45275 LOWE ROAD
CALLAHAN, FL 32011

2023

28-2N-25-3060-0010-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,974	100	1,974	47,577
FOP	56	30	17	410
FST	70	65	46	1,109
TOTALS	2,100		2,037	49,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	1989
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	13.20	13.20	100	1980
4	0940	SHEDS/PORT	0 100	8	16	128.00	SF	20.10	20.10	100	1987
5	0510	GARAGE WD-	0 100	28	28	784.00	SF	35.00	35.00	100	1989
6	0812	CONCRETE C	0 100	58	22	1,276.00	SF	4.00	4.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.40	AC	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	2,037	123.6000	80.34	163,653	1989	1994	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2005													
Heated Area: 1974													
HX Base Yr 2005													

45275 LOWE RD, CALLAHAN													
TOTAL OB/XF 11,961													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
STANDARD													
Tax Group: 6													
Tax Dist:													
BUILDING MARKET VALUE 49,096													
TOTAL MARKET OB/XF VALUE 11,961													
TOTAL LAND VALUE - MARKET 49,000													
TOTAL MARKET VALUE 110,057													
SOH/AGL Deduction 64,546													
ASSESSED VALUE 45,511													
TOTAL EXEMPTION VALUE HX HB 25,000													
BASE TAXABLE VALUE 20,511													
TOTAL JUST VALUE 110,057													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 96,078													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1213/0427 3/05/2004 WD Q I 111,500													
GRANTOR: KOONTZ KENNETH R & SU													
GRANTEE: BRATAGER KEVIN & ME													
0215/0623 1/01/1976 WD Q V 4,900													
GRANTOR:													
GRANTEE:													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W41 FST=[YR=1993] W7 S10 E7 N10 \$ S10 W7 N10 W27 S28 E29 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E14 S4 E32 N28 \$													