

PT OF LOTS 12 13 & 14
IN OR 2246/974
CORNWALL SURVEY

MANGES LARRY L & SELMA M JOINT LVG TRUST/MANGES LA
PO BOX 36
CALLAHAN, FL 32011

2023

29-3N-24-2020-0012-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	68,740
TOTALS	1,440		1,440	68,740

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	0810	CONCRETE A	0	0	0	0		260.00	SF	6.50				1,234	

LAND DESCRIPTION			TOTAL OB/XF 1,234													
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
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	0.50	19,000.00	9,500.00

REVIEW DATE 08/16/2018 BY TWX

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,440	126.2800	88.40	127,296	2003	2003	0	0	0	46.00	54.00	
1 M/H 94+ - 0% - 0 Heated Area: 1440 HX Base Yr													
26820 WILLIE HODGES RD, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU													

EXTRA FEATURES													

TOTAL OB/XF 1,234													

Total Acres: 5.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		68,740	
TOTAL MARKET OB/XF VALUE		1,234	
TOTAL LAND VALUE - MARKET		47,500	
TOTAL MARKET VALUE		117,474	
SOH/AGL Deduction		21,904	
ASSESSED VALUE		95,570	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		95,570	
TOTAL JUST VALUE		117,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034092	MH MOVE-ON	0	01/03/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2246/0974	12/24/2018	QC	U	I	11	100	
GRANTOR: MANGES LARRY & SELMA							
GRANTEE: LARRY L MAGNES & SE							
1844/0798	2/15/2013	WD	U	I	12	100	
GRANTOR: COMPASS BANK							
GRANTEE: MANGES LARRY & SELM							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2003] W48 S30 E48 N30\$.															

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