

LOT 4
(EX PT IN OR 2063/392 &
OR 2580/1773)

PERRET SCOTT L & BONITA K
43075 SAND PINE AVE
CALLAHAN, FL 32011

2023

30-1N-25-1910-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	1,152	123.2000	86.24	99,348	1994	1999	0	0	0	54.00	46.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2000										Heated Area: 1152										HX Base Yr 2000																			
Roof Cover	12	MODULAR MT 100								24 48 48 24 BAS 1999																																							
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																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200	MOBILE HOME																																														
MAP NUM			MKT AREA								08																																						
NEIGHBORHOOD/LOC		8005.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,152	100	1,152	45,700																																													
TOTALS		1,152	1,152	45,700																																													
EXTRA FEATURES		43075 SAND PINE AVE, CALLAHAN																																															
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																																	
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695																																		
2	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	2001	2001	3	20	240																																		
3	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2001	2001	3	20	1,200																																		
4	0811	CONCRETE B	0 100	0	0	536.00	SF	5.20	5.20	100	2010	2010	3	92	2,564																																		
5	0680	POLE SHED	0 100	16	8	128.00	SF	10.00	10.00	100	2010	2010	3	64	819																																		
6	0752	USP	0 100	16	14	224.00	SF	15.00	15.00	100	2010	2010	3	64	2,150																																		
LAND DESCRIPTION		TOTAL OB/XF 9,668																																															
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	100	0007	OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	98,000																																
REVIEW DATE 08/16/2022 BY TWA Total Acres: 2.80 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 08/02/2023 BY SYS																																																	

VALUATION BY				STANDARD															
Tax Group: 6				Tax Dist:															
BUILDING MARKET VALUE				45,700															
TOTAL MARKET OB/XF VALUE				9,668															
TOTAL LAND VALUE - MARKET				98,000															
TOTAL MARKET VALUE				153,368															
SOH/AGL Deduction				92,234															
ASSESSED VALUE				61,134															
TOTAL EXEMPTION VALUE				HX HB 36,134															
BASE TAXABLE VALUE				25,000															
TOTAL JUST VALUE				153,368															
NCON VALUE				0															
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE				88,514															
PERMIT NUM				DESCRIPTION				AMT				ISSUED							
B24623				CARPORT				8,593				04/01/2011							
MH94448				MH MOVE-ON				30,000				04/01/1994							
SALES DATA																			
OFF RECORD Number		DATE		TYPE INST		Q / V I / I		RSN CD		SALE PRICE									
0878/1683		4/14/1999		WD U		V V		19		35,000									
GRANTOR: HIGGINBOTHAM MARVIN E																			
GRANTEE: PERRET SCOTT L & B0																			
0624/0219		4/16/1991		WD U		V V		09		17,500									
GRANTOR: CONNER & PERRET																			
GRANTEE: HIGGINBOTHAM M E &																			
BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=1999] W48 S24 E48 N24\$.																			