PT NE1/4 OF NE1/4 OF
SEC 31-1N-25E IN OR 2425/1074
(EX OR 2441/1024)

MINESS AL & ROBIN
3636 HEMLOCK STREET
JACKSONVILLE, FL 32218

2023

31-1N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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		0 100
Quality	05	Quality Level 05

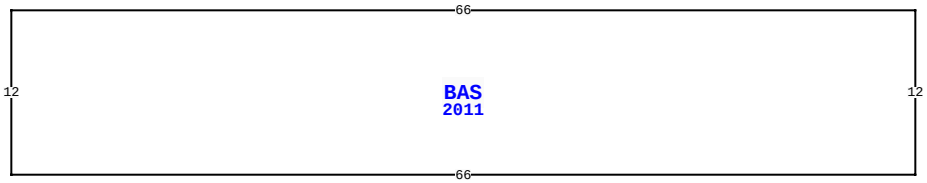
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	28,881
TOTALS	792		792	28,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	116.8800	75.97	60,168	1990	2000	0	0	0	52.00	48.00

1 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



43014 THOMAS CREEK 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	28,881
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	70,612
TOTAL MARKET VALUE	110,293
SOH/AGL Deduction	0
ASSESSED VALUE	110,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,293
TOTAL JUST VALUE	110,293
NCON VALUE	10,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003886	NEW CONSTR	326,951	03/23/2023
21015642	CARPORT	45,269	11/10/2021
MH00	MH MOVE-ON	0	06/01/2000
94384	MH MOVE-ON	4,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/1074	1/13/2021	WD	Q	I	01	110,000
GRANTOR: HUMPHRIES CHRISTINE						
GRANTEE: MINESS AL & ROBIN (						
1677/0636	5/04/2010	WD	U	I	30	94,100
GRANTOR: WILKES SHEILA D						
GRANTEE: HUMPHRIES CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W66 S12 E66 N12$.

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
8	0351	CARPORT MT	0	0	30	36	1,080.00	SF	10.00	10.00	100	2022	2022	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.69	AC		1.00	1.00	0.75	35,000.00	26,250.00	70,612							

REVIEW DATE 04/13/2022 BY HSX Total Acres: 2.69 Total Land Value: 70,612 Market: 0 Agricultural: 0 Common: 70,612 PRINTED 08/02/2023 BY SYS