BLOCK 1 PT OF LOT 32
IN OR 800 PG 1833
NEWCOMB SUB SOUTH CALLAHAN

MELTON MARK A & RHONDA L/RHONDA L MELTON
44253 NASSAU AVE
CALLAHAN, FL 32011

2023

31-2N-25-2920-0001-0321

BUILDING CHARACTERISTICS

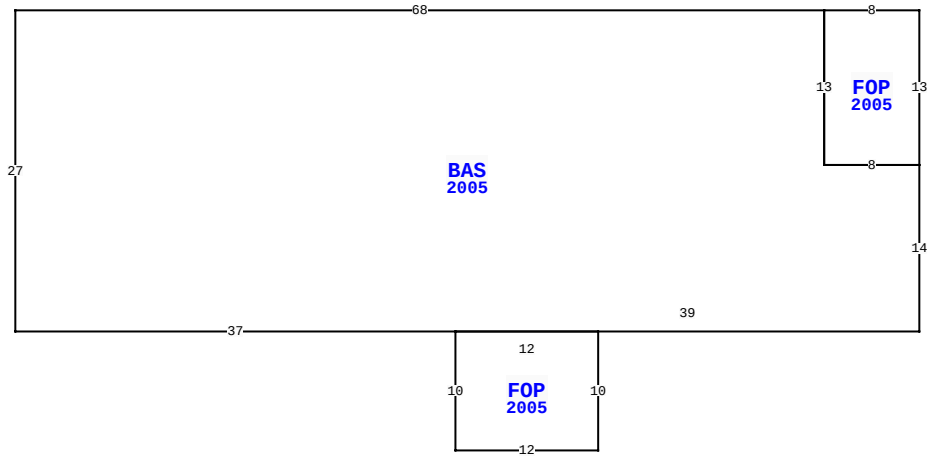
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	1,948	63,926
FOP	104	30	31	1,017
FOP	120	30	36	1,181
TOTALS	2,172		2,015	66,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	117.2000	82.04	165,311	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2006 Heated Area: 1948 HX Base Yr 2006



44253 NASSAU AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,124
TOTAL MARKET OB/XF VALUE		5,267
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		106,391
SOH/AGL Deduction		47,585
ASSESSED VALUE		58,806
TOTAL EXEMPTION VALUE	HX HB	33,806
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/1833	7/24/1997	WD	Q	V		11,000

GRANTOR: HALE WESCH DEBORAH

GRANTEE: MELTON MARK & RHOND

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W8 BAS=[YR=2005] W68 S27 E37 FOP=[YR=2005] S10 E12 N10 W12$ E39 N14 W8 N13$ S13 E8 N13$.

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
4	0681	POLE SHED	0	100	18	18	324.00	SF	15.00	15.00	100	2002	2002	3	32	1,555	
5	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	1996	1996	3	20	624	
6	1242	WD DECK A	0	100	20	6	120.00	SF	10.00	10.00	100	2004	2004	3	24	288	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,267

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	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/12/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS