BLOCK 3 S-3 OF LOTS 22 THRU 26
& S-4 OF LOTS 20 THRU 27
2005 MERT DW/MH

BLANTON C GARY & GEORGEANN E
448510 US HWY 301
CALLAHAN, FL 32011

2023

31-2N-25-2920-0003-0223

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

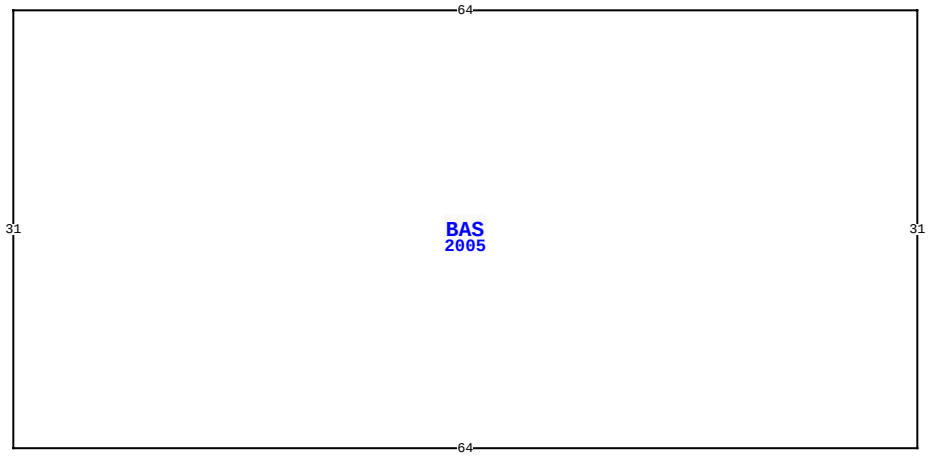
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	94,405
TOTALS	1,984		1,984	94,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	117.2000	82.04	162,767	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 2012 Heated Area: 1984 HX Base Yr 2012



448510 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,488
TOTAL MARKET OB/XF VALUE		20,941
TOTAL LAND VALUE - MARKET		306,250
TOTAL MARKET VALUE		314,673
SOH/AGL Deduction		131,360
ASSESSED VALUE		183,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,313
TOTAL JUST VALUE		515,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10124	MECH OTHER	0	08/01/2005
M10125	MECH OTHER	0	08/01/2005
MH4617	MH MOVE-ON	0	06/01/2005
MH4618	MH MOVE-ON	0	06/01/2005
MH13554	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/1069	12/29/2011	WD	U	V	30	100
GRANTOR: BLANTON C GARY TRUSTE						
GRANTEE: BLANTON C GARY & GE						
1663/1283	1/20/2010	WD	U	I	30	100
GRANTOR: BLANTON DAVID C						
GRANTEE: BLANTON DAVID & C G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W64 S31 E64 N31 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
8	1242	WD DECK A	0	100	29	11	319.00	SF	10.00	10.00	100	2007	2007	3	35	1,117	
9	0681	POLE SHED	0	100	0	0	920.00	SF	15.00	15.00	100	2021	2021	3	98	13,524	

LAND DESCRIPTION

TOTAL OB/XF 20,941

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	100	0004	OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	16,000.00	16,000.00	100,000							
2	006000	A	PAST1/HAY	0	0004	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400							
3	005901	A	HARDWOOD SI	0			0.00	0.00	3.75	AC		1.00	1.00	1.00	225.00	225.00	844							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	13.75	AC		1.00	1.00	1.00	15,000.00	15,000.00	206,250							

REVIEW DATE 03/11/2022 BY HS Total Acres: 20.00 Total Land Value: 105,244 Market: 206,250 Agricultural: 5,244 Common: 100,000 PRINTED 08/02/2023 BY SYS

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Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

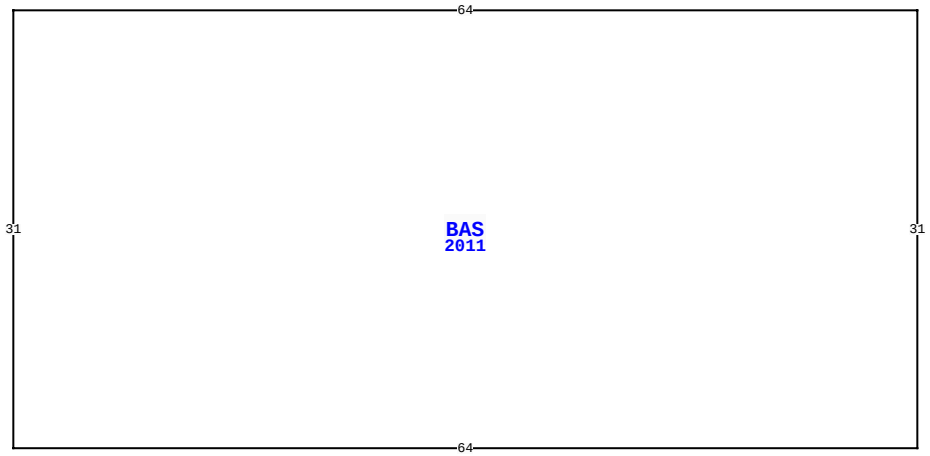
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	94,083
TOTALS	1,984		1,984	94,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	116.8000	81.76	162,212	2005	2005	0	0	0	42.00	58.00

2 M/H 94+ – 100% - 2012 Heated Area: 1984 HX Base Yr 2012



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W64 S31 E64 N31$.

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/11/2022 BY HS Total Acres: 20.00 Total Land Value: 105,244 Market: 206,250 Agricultural: 5,244 Common: 100,000 PRINTED 08/02/2023 BY SYS