BLOCK 3 PT OF LOTS 20 21 & 22
IN OR 2619/453
NEWCOMB SUB OF SOUTH CALLAHAN

SAYLOR ANTHONY R JR & EDEN BRIANNA
448592 US HWY 301
CALLAHAN, FL 32011

2023

31-2N-25-2920-0003-0225

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

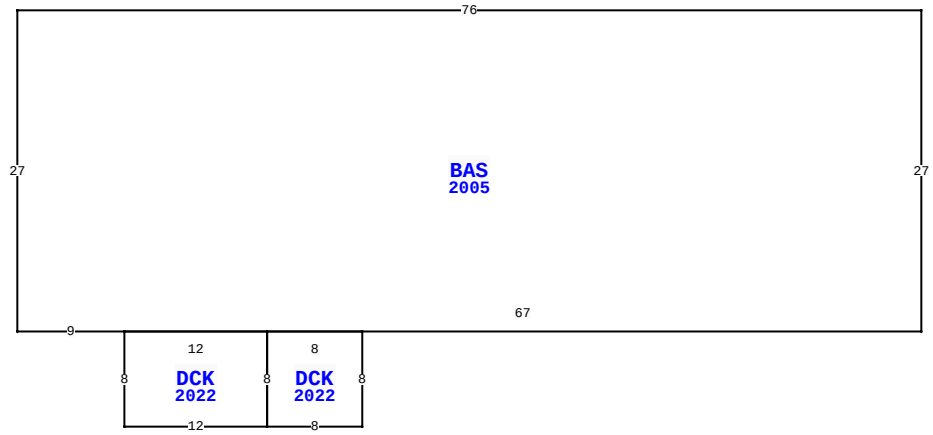
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	107,222
DCK	64	15	10	523
DCK	96	15	14	731
TOTALS	2,212		2,076	108,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,076	128.7000	90.09	187,027	2002	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 2023 Heated Area: 2052 HX Base Yr



448592 US HWY 301, 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	108,476
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	56,520
TOTAL MARKET VALUE	168,006
SOH/AGL Deduction	0
ASSESSED VALUE	168,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,006
TOTAL JUST VALUE	168,006
NCON VALUE	1,254
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1811258	H/AC	0	11/09/2018
MH4588	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0453	2/10/2023	WD	Q	I	01	260,000
GRANTOR: BUYING JAX HOMES LLC						
GRANTEE: SAYLOR ANTHONY E JR						
2588/1543	9/02/2022	WD	U	I	37	100,000
GRANTOR: GRIFFIN DONALD & CHRI						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S27 E9 DCK=[YR=2022] S8 E12 DCK=[YR=2022] E8 N8 W8 S8$ N8 W12$ E67 N27 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0004		0.00	0.00	3.14	AC		1.00	1.00	1.00	18,000.00	18,000.00	56,520							

REVIEW DATE 01/11/2023 BY KW Total Acres: 3.14 Total Land Value: 56,520 Market: 0 Agricultural: 0 Common: 56,520 PRINTED 08/02/2023 BY SYS