BLOCK 4 PT OF LOT 5
PT OR 1682/849
BEING THE N'LY 133.70FT

KISER JOHN EDGAR
44072 APACHE TRAIL
CALLAHAN, FL 32011

2023

31-2N-25-2920-0004-0051

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

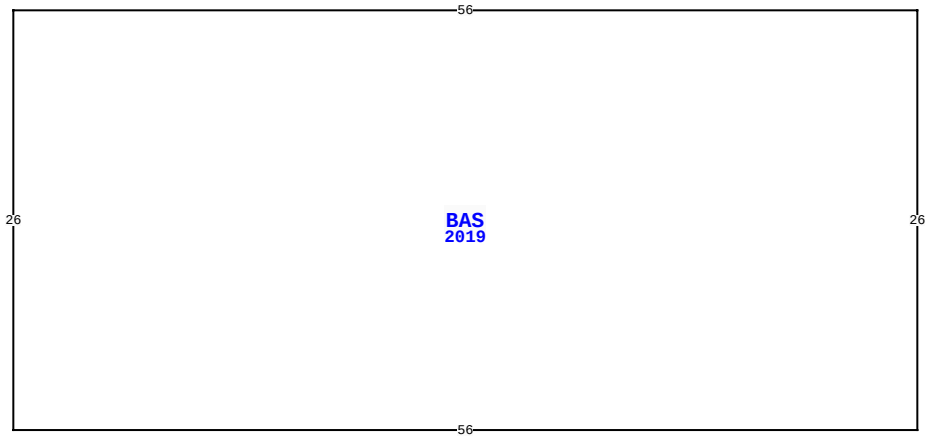
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	99,800
TOTALS	1,456		1,456	99,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	115.2000	80.64	117,412	2015	2015	0	0	0	15.00	85.00

2 M/H 94+ – 100% - 2015 Heated Area: 1456 HX Base Yr 2015



44072 APACHE TR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,800
TOTAL MARKET OB/XF VALUE		1,426
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		136,226
SOH/AGL Deduction		21,984
ASSESSED VALUE		114,242
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		59,242
TOTAL JUST VALUE		136,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH45575	MH MOVE-ON	0	07/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1682/0849	6/11/2010	QC	U	I	11	100

GRANTOR: THOMPSON VERNITA J &
GRANTEE: KISER JOHN EDGAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S26 E56 N26$.

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	0940	SHEDS/PORT	0	100	16	11	176.00	SF	30.00	30.00	100	2005	2005	3	27	1,426	

LAND DESCRIPTION

TOTAL OB/XF 1,426

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

REVIEW DATE 04/28/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS