PT OF SE1/4 OF NE1/4
OR 172/283 RP 1359 & 1360

NELSON MARTY LAMAR & CHERYL LYNNETTE
13909 LEM TURNER ROAD
JACKSONVILLE, FL 32218

2023

31-3N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

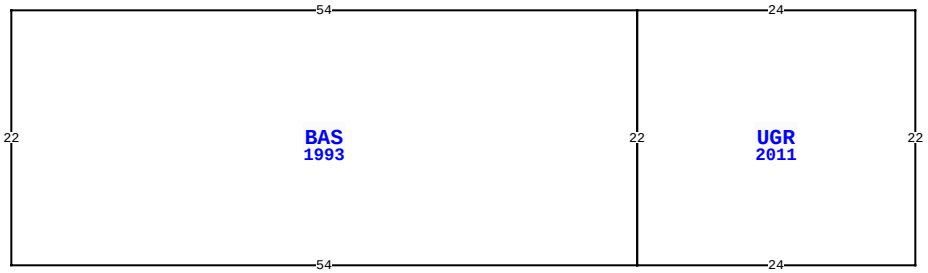
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	19,460
UGR	528	45	238	3,899
TOTALS	1,716		1,426	23,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,426	84.0000	54.60	77,860	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1188 HX Base Yr



46183 SAULS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,358
TOTAL MARKET OB/XF VALUE	1,764
TOTAL LAND VALUE - MARKET	77,400
TOTAL MARKET VALUE	102,522
SOH/AGL Deduction	0
ASSESSED VALUE	102,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,522
TOTAL JUST VALUE	102,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/1676	8/11/2022	WD	U	I	11	100
GRANTOR: HENDERSON VICKIE L &						
GRANTEE: NELSON MARTY LAMAR						
2554/1819	4/12/2022	FJ	U	I	19	100
GRANTOR: NELSON LAMAR E EST						
GRANTEE: HENDERSON VICKIE LY						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2011] W24 BAS=[YR=1993] W54 S22 E54 N22$ S22 E24 N22$.

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	0	0	0	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
2	0350	CARPORT WD	0	0	10	24	240.00	SF	13.00	13.00	100	2000	2000	3	20	624	
3	0751	UOP	0	0	26	10	260.00	SF	10.00	10.00	100	2000	2000	3	29	754	

LAND DESCRIPTION

TOTAL OB/XF 1,764

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	0		OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,400							

REVIEW DATE 08/04/2020 BY KBA Total Acres: 4.30 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 08/02/2023 BY SYS