BLOCK 2 PT OF LOT 5
2008 FLEET DW/MH
IN OR 956/734

BROWNING KEVIN LAMAR
45388 PICKETT RD
CALLAHAN, FL 32011

2023

32-2N-25-2920-0002-0051

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	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	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

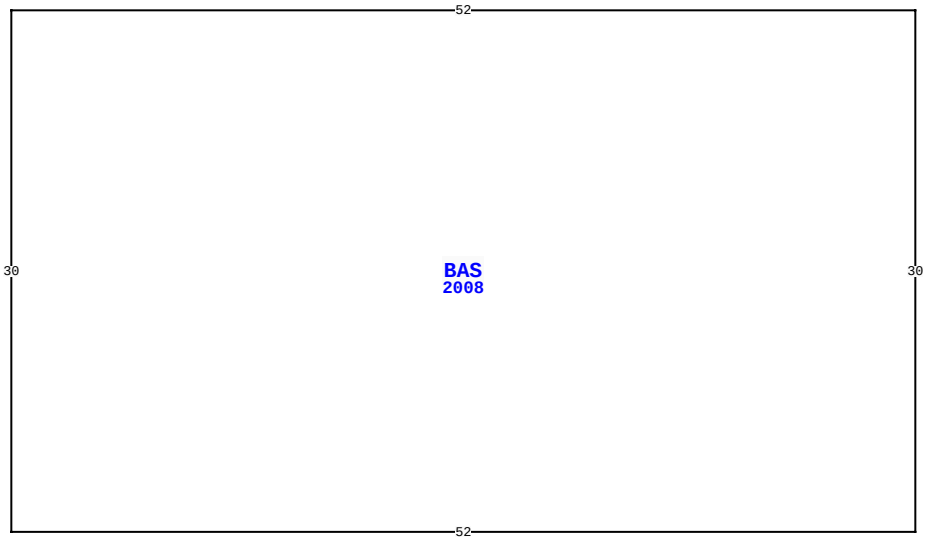
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	90,095
TOTALS	1,560		1,560	90,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.9200	90.24	140,774	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 1995 Heated Area: 1560 HX Base Yr 1995



45388 PICKETT ST, 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		90,095
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		51,800
TOTAL MARKET VALUE		141,895
SOH/AGL Deduction		64,402
ASSESSED VALUE		77,493
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		22,493
TOTAL JUST VALUE		141,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5085	CO ISSUED	0	07/01/2008
MH5085	MH MOVE-ON	0	07/01/2008
P13305	OTHER	0	07/01/2008
E20941	ELEC OTHER	0	06/01/2008
M13913	MECH OTHER	0	06/01/2008
9037	MH MOVE-ON	18,000	09/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/0734	10/31/2000	QC	U	I	01	100
GRANTOR: BUTLER MARY A						
GRANTEE: BROWNING KEVIN L						
0665/0115	8/14/1992	WD	U	V	06	12,000
GRANTOR: BROWNING KEVIN L						
GRANTEE: BROWNING & BUTLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S30 E52 N30 $.

EXTRA FEATURES

L N	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

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	51,800							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 1.48 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 08/02/2023 BY SYS