BLOCK 3 LOT 6 EX E90 FT & W14
IN OR 1356/9
2006 FTWD DWMH (EX S-3)

WORKMAN JAMES D & JANICE F
44010 ADA ELIZABETH LN
CALLAHAN, FL 32011

**2023**

**32-2N-25-2920-0003-0062**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

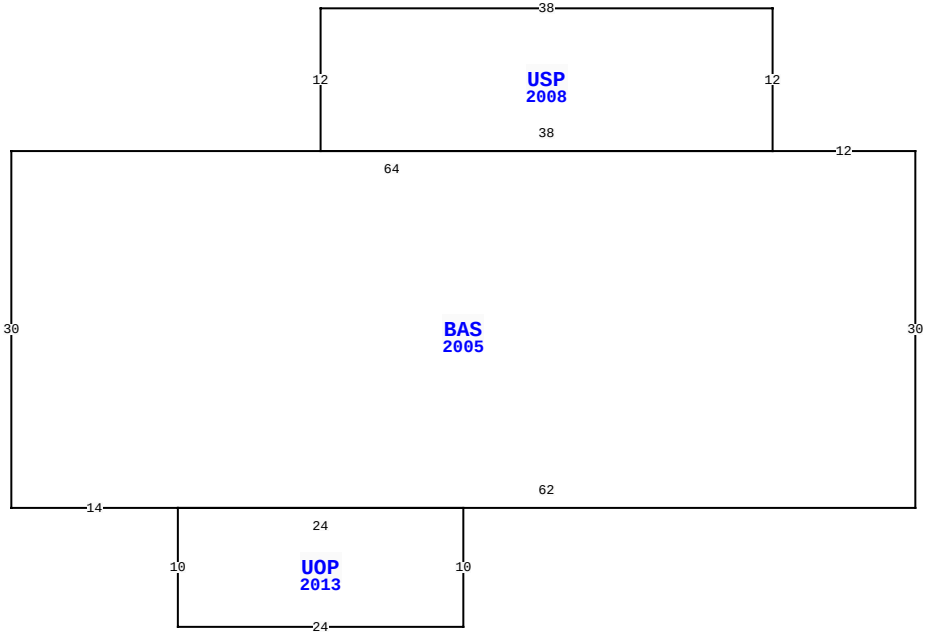
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,280 | 100 | 2,280 | 105,528 |
| UOP | 240 | 25 | 60 | 2,777 |
| USP | 456 | 50 | 228 | 10,553 |
| TOTALS | 2,976 | | 2,568 | 118,857 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,568 | 114.0000 | 79.80 | 204,926 | 2005 | 2005 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 2006 Heated Area: 2280 HX Base Yr 2006




44010 ADA ELIZABETH LN, 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 | | 118,857 |
| TOTAL MARKET OB/XF VALUE | | 21,298 |
| TOTAL LAND VALUE - MARKET | | 85,750 |
| TOTAL MARKET VALUE | | 225,905 |
| SOH/AGL Deduction | | 96,886 |
| ASSESSED VALUE | | 129,019 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 79,019 |
| TOTAL JUST VALUE | | 225,905 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 181,791 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B20984 | ADDITION | 11,088 | 01/01/2008 |
| E16201 | ELEC OTHER | 0 | 11/01/2005 |
| MH4672 | MH MOVE-ON | 0 | 09/01/2005 |
| MH6271 | MH MOVE-ON | 0 | 09/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1356/0009 | 10/05/2005 | QC | U | V | 01 | 100 |
| GRANTOR: WORKMAN JAMES D | | | | | | |
| GRANTEE: WORKMAN JAMES D & J | | | | | | |
| 0567/0040 | 4/05/1989 | WD | Q | V | | 15,000 |
| GRANTOR: FOURAKER M V & EDNA | | | | | | |
| GRANTEE: WORKMAN JAMES D | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2005] W12 USP=[YR=2008] N12 W38 S12 E38$ W64 S30 E14
UOP=[YR=2013] S10 E24 N10 W24$ E62 N30$.

### 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 138.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 88 | 789 | |
| 6 | 0200 | BARN WD 0- | 0 | 100 | 40 | 32 | 1,280.00 | SF | 20.00 | 20.00 | 100 | 2006 | 2006 | 3 | 48 | 12,288 | |
| 7 | 0510 | GARAGE WD- | 0 | 100 | 14 | 24 | 336.00 | SF | 26.95 | 26.95 | 100 | 2008 | 2008 | 3 | 56 | 5,071 | |

### LAND DESCRIPTION

TOTAL OB/XF 21,298

| 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 | | OR | 0.00 | 0.00 | 2.45 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 85,750 | | | | | | | |

REVIEW DATE 08/07/2018 BY KBX Total Acres: 2.45 Total Land Value: 85,750 Market: 0 Agricultural: 0 Common: 85,750 PRINTED 08/02/2023 BY SYS