PT OF LOT 20 IN OR 1858/653
PICKETT ESTATES PBK 2/27
{2006 FTWD DW/MH}

ALLEN JOHN
44153 HOLMES ESTATE
CALLAHAN, FL 32011

2023

32-2N-25-4020-0020-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	Quality Level 03

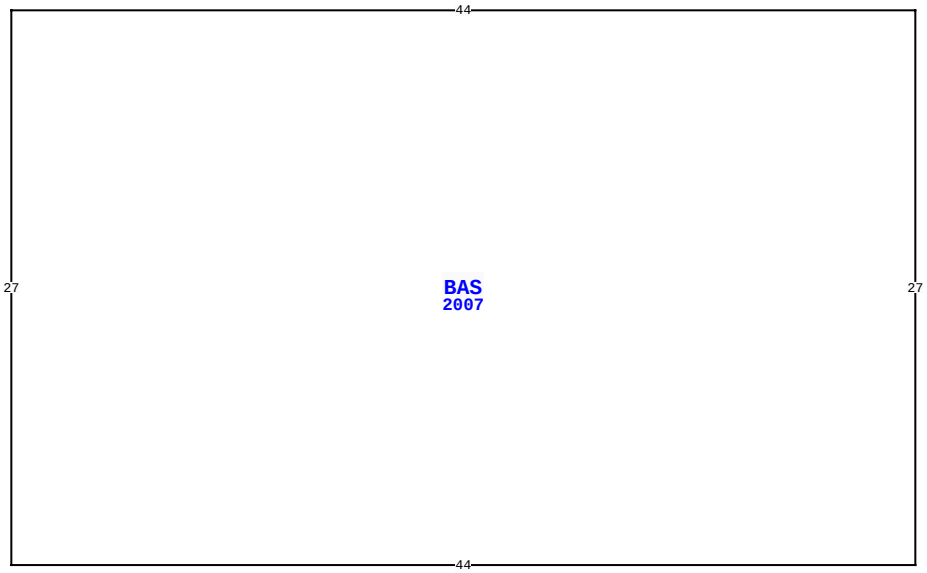
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	61,472
TOTALS	1,188		1,188	61,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	123.2000	86.24	102,453	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



44153 HOLMES ESTATE RD, 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	61,472
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	39,200
TOTAL MARKET VALUE	101,772
SOH/AGL Deduction	16,702
ASSESSED VALUE	85,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,070
TOTAL JUST VALUE	101,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4764	MH MOVE-ON	0	04/01/2006
P10947	OTHER	0	04/01/2006
E16879	ELEC OTHER	0	03/01/2006
M11162	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1858/0653	5/23/2013	WD	Q	I	02	37,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ALLEN JOHN						
1838/1604	9/12/2012	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W44 S27 E44 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	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2006	2006	3	31	620	
3	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	2008	2008	3	40	480	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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		OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,200							

REVIEW DATE 08/07/2018 BY KBX Total Acres: 1.12 Total Land Value: 39,200 Market: 0 Agricultural: 0 Common: 39,200 PRINTED 08/02/2023 BY SYS