LOT 3 IN OR 1124 PG 311
2003 MERT DW/MH
RAILROAD ESTATES PB 6/118-119

MACK RONALD P JR
44029 LUCKY LANE
CALLAHAN, FL 32011-4075

2023

32-2N-25-5750-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

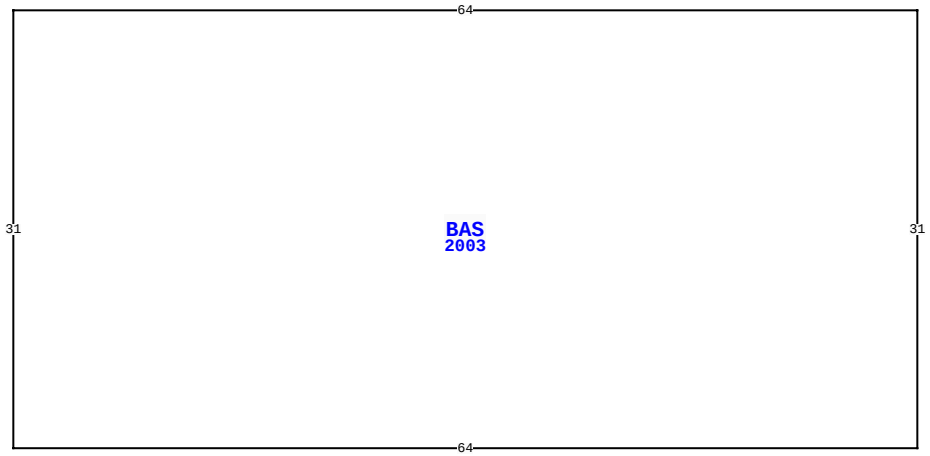
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	86,395
TOTALS	1,984		1,984	86,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	115.2000	80.64	159,990	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2020 Heated Area: 1984 HX Base Yr 2020



44029 LUCKY 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		86,395
TOTAL MARKET OB/XF VALUE		7,852
TOTAL LAND VALUE - MARKET		63,700
TOTAL MARKET VALUE		157,947
SOH/AGL Deduction		37,697
ASSESSED VALUE		120,250
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,250
TOTAL JUST VALUE		157,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10771	NEW CONSTR	0	02/01/2003
M6759	H/AC	0	02/01/2003
P6367	NEW CONSTR	0	01/21/2003
MH4031	MH MOVE-ON	0	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/0311	3/25/2003	QC	U	I	06	25,000
GRANTOR: MACK RONALD P						
GRANTEE: MACK RONALD SR & RO						
0936/0133	6/12/2000	WD	Q	V		29,000
GRANTOR: HIGGINBOTHAM GARY L &						
GRANTEE: MACK RONALD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W64 S31 E64 N31$.

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
3	0751	UOP	0	100	40	8	320.00	SF	10.00	10.00	100	2003	2003	3	36	1,152	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	44	6,160	
5	0351	CARPORT MT	0	100	10	20	200.00	SF	10.00	10.00	100	2005	2005	3	27	540	

LAND DESCRIPTION

TOTAL OB/XF 7,852

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	100	0007		0.00	0.00	1.82	AC		1.00	1.00	1.00	35,000.00	35,000.00	63,700							

REVIEW DATE 07/12/2017 BY KBX Total Acres: 1.82 Total Land Value: 63,700 Market: 0 Agricultural: 0 Common: 63,700 PRINTED 08/02/2023 BY SYS