PT OF LOT 6 IN OR 1949/680
RAILROAD ESTATES PBK 6/118
{2005 FTWD DW/MH}

GREATHOUSE KYLE
44046 LUCKY LN
CALLAHAN, FL 32011

2023

32-2N-25-5750-0006-0010

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	05	Quality Level 05

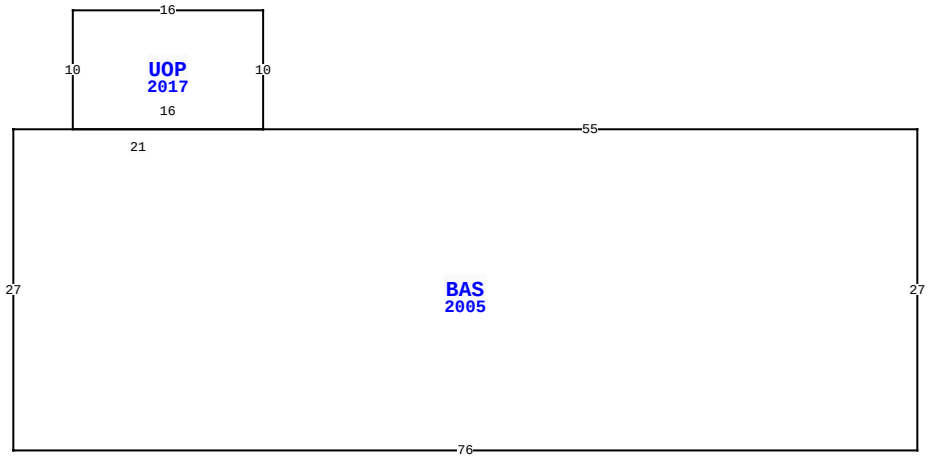
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	119,171
UOP	160	25	40	2,323
TOTALS	2,212		2,092	121,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,092	143.0400	100.13	209,472	2005	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2015 Heated Area: 2052 HX Base Yr 2015



44046 LUCKY LN, 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		121,494
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		177,144
SOH/AGL Deduction		73,220
ASSESSED VALUE		103,924
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,924
TOTAL JUST VALUE		177,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M9789	H/AC	0	05/01/2005
MH4585	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0680	11/04/2014	WD	Q	I	01	130,000
GRANTOR: TAYLOR LORI H						
GRANTEE: GREATHOUSE KYLE						
1309/1749	4/14/2005	WD	Q	V		32,500
GRANTOR: CARVER JAMES W & BOBB						
GRANTEE: TAYLOR LORI H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W55 UOP=[YR=2017] N10 W16 S10 E16$ W21 S27 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 07/12/2017 BY KB Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/02/2023 BY SYS