PT OF LOT 5 R672963
IN OR 804 PG 1649
ESMT IN OR 815/498

JONES JAMES HENRY III
44025 ARCHERS LANE
CALLAHAN, FL 32011

2023

32-2N-25-7300-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

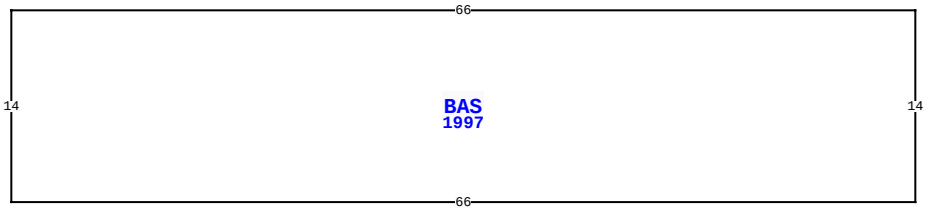
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,326
TOTALS	924		924	19,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	99.6000	69.72	64,421	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2000 Heated Area: 924 HX Base Yr 2000



44025 ARCHERS 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		19,326
TOTAL MARKET OB/XF VALUE		8,363
TOTAL LAND VALUE - MARKET		83,650
TOTAL MARKET VALUE		111,339
SOH/AGL Deduction		64,060
ASSESSED VALUE		47,279
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,279
TOTAL JUST VALUE		111,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0804/1649	8/29/1997	QC	U	V	07	100
GRANTOR: JONES JAMES HENRY JR						
GRANTEE: JONES JAMES HENRY I						
0799/1449	8/06/1997	QC	U	V	07	100
GRANTOR: JONES JAMES HENRY JR						
GRANTEE: JONES JAMES HENRY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S14 E66 N14 $.

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	0756	FEP	0	100	8	12	96.00	SF	27.00	27.00	100	1997	1997	3	20	518	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1999	1999	3	28	2,258	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2004	2004	3	40	4,032	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2003	2003	3	36	1,555	

LAND DESCRIPTION

TOTAL OB/XF 8,363

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	2.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,650							

REVIEW DATE 11/12/2019 BY KBA Total Acres: 2.39 Total Land Value: 83,650 Market: 0 Agricultural: 0 Common: 83,650 PRINTED 08/02/2023 BY SYS