LOT 2 1980 FAMI SW/MH
IN OR 1890/1664
EX R/W OR 966/616

CARROLL JAMES D & LISA S
33001 PIG TRAIL
CALLAHAN, FL 32011

2023

33-1N-24-2051-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

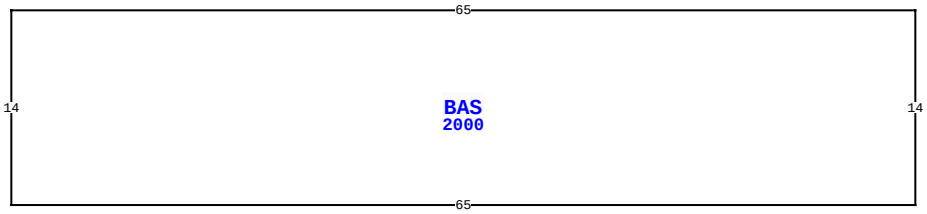
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	910	100	910	17,319
TOTALS	910		910	17,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	97.6000	63.44	57,730	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 910 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,319
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,600
TOTAL MARKET VALUE	53,919
SOH/AGL Deduction	15,111
ASSESSED VALUE	38,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,808
TOTAL JUST VALUE	53,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992940	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/1664	11/22/2013	WD	Q	I	02	33,500
GRANTOR: THOMAS STEPHEN W & KI						
GRANTEE: CARROLL JAMES D & L						
1040/0231	2/26/2002	WD	Q	I		31,800
GRANTOR: DOENGES RANDY M & MIS						
GRANTEE: THOMAS STEPHEN & KI						

12873 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W65 S14 E65 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,600							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 1.22 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 08/02/2023 BY SYS