TRACT 4 UNR SUB R433869
IN NE1/4 OF SEC 33
IN OR 1330/1770

SAPP RONALD B
55180 HART TERRACE
CALLAHAN, FL 32011

2023

33-2N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

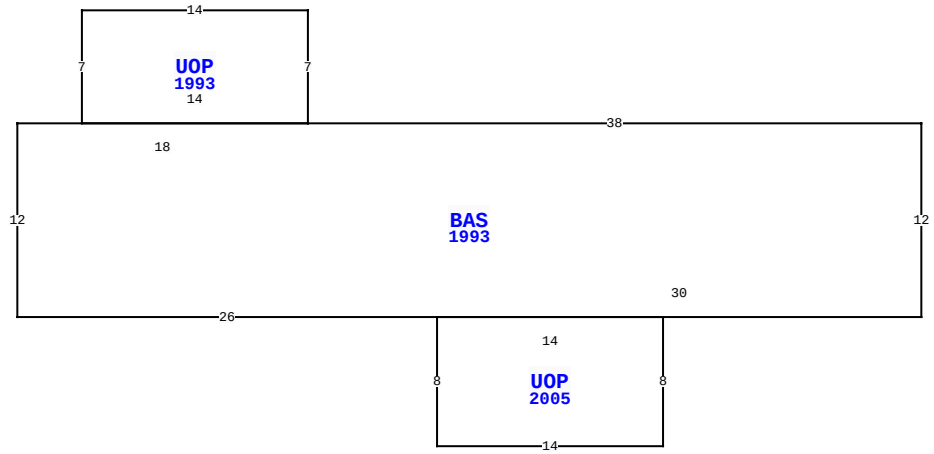
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,344
UOP	98	25	24	441
UOP	112	25	28	514
TOTALS	882		724	13,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	724	94.2000	61.23	44,331	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 672 HX Base Yr 2006



55180 HART TER, 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		13,299
TOTAL MARKET OB/XF VALUE		343
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		52,142
SOH/AGL Deduction		33,946
ASSESSED VALUE		18,196
TOTAL EXEMPTION VALUE	HX HB	18,196
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1770	7/06/2005	QC	U	I	06	30,000
GRANTOR: TUCKER LOIS						
GRANTEE: SAPP RONALD B						
0952/0801	10/04/2000	QC	U	I	01	100
GRANTOR: TUCKER MARION & LOIS						
GRANTEE: TUCKER MARION & LOI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=1993] N7 W14 S7 E14 $ W18 S12 E26
UOP=[YR=2005] S8 E14 N8 W14$ E30 N12$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	19.50	19.50	100	2003	2003	3	22	343	

LAND DESCRIPTION

TOTAL OB/XF 343

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	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							

REVIEW DATE 07/06/2017 BY KBX Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS