TRACTS 7 & 8 UNR SUB
PARCELS 1-7 & 1-8
MH/ID GAGMTDOF591A &

BJORNSEN MARTIN L & SUZANNE
55089 HART TERRACE
CALLAHAN, FL 32011

2023

33-2N-25-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

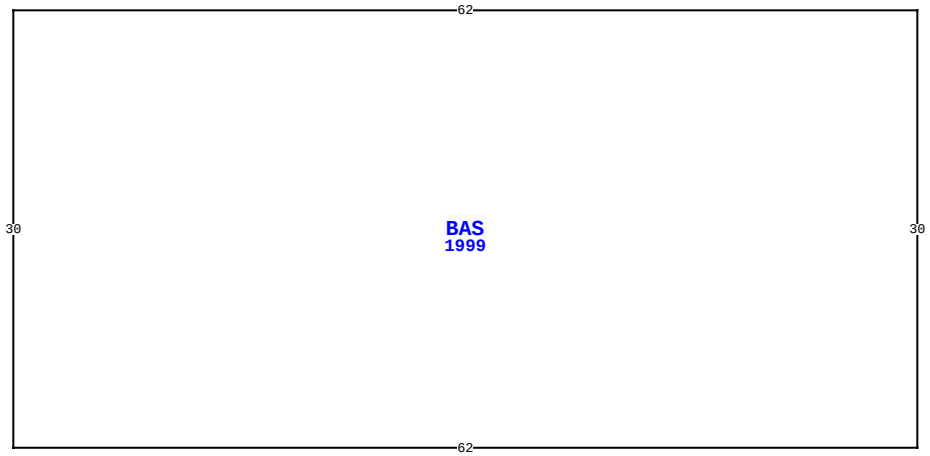
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	68,995
TOTALS	1,860		1,860	68,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	115.2000	80.64	149,990	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 0 Heated Area: 1860 HX Base Yr



55089 HART TER, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		68,995
TOTAL MARKET OB/XF VALUE		10,738
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		156,733
SOH/AGL Deduction		79,668
ASSESSED VALUE		77,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,065
TOTAL JUST VALUE		156,733
NCON VALUE		480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992849	MH MOVE-ON	0	10/01/1999
8542	MH MOVE-ON	7,000	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0698/1621	2/22/1994	PR	U	I	10	100

GRANTOR: HARTLEY SANDRA P/R FO
GRANTEE: BJORNSEN MARTIN L &

0413/0050	2/01/1984	AD	U	V		5,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W62 S30 E62 N30 $.

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	10	18	180.00	SF	20.10	20.10	100	1978	1978	3	20	724	
2	0681	POLE SHED	0	100	8	26	208.00	SF	15.00	15.00	100	1987	1987	3	20	624	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
4	0754	FOP	0	100	10	16	160.00	SF	15.00	15.00	100	2001	2001	3	20	480	
5	0811	CONCRETE B	0	100	0	0	1,400.00	SF	5.20	5.20	100	2001	2001	3	82	5,970	

LAND DESCRIPTION

TOTAL OB/XF 10,738

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	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,000							

REVIEW DATE 07/06/2017 BY KBX Total Acres: 2.20 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 08/02/2023 BY SYS