IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

**2023**

**33-2N-25-0000-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 30 | VINYL 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| 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 | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

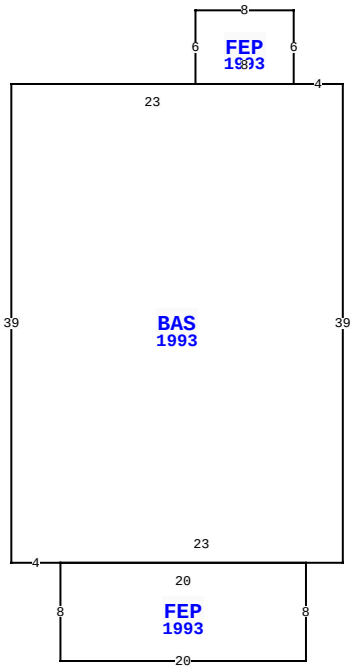
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,053 | 100 | 1,053 | 73,093 |
| FEP | 48 | 80 | 38 | 2,638 |
| FEP | 160 | 80 | 128 | 8,885 |
| TOTALS | 1,261 | | 1,219 | 84,615 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,219 | 126.4580 | 114.13 | 139,124 | 1940 | 1960 | 0 | 0 | 0 | 39.18 | 60.82 |

1 SINGLE FAM – 0% - 0 Heated Area: 1053 HX Base Yr




541692 LEM TURNER RD, 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 | 132,772 |
| TOTAL MARKET OB/XF VALUE | 17,698 |
| TOTAL LAND VALUE - MARKET | 46,440 |
| TOTAL MARKET VALUE | 196,910 |
| SOH/AGL Deduction | 35,658 |
| ASSESSED VALUE | 161,252 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 161,252 |
| TOTAL JUST VALUE | 196,910 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 151,988 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E006744 | NEW CONSTR | 0 | 03/01/2000 |
| R970584 | REPAIR/RRF | 2,100 | 02/01/1997 |
| 8726 | MH MOVE-ON | 17,800 | 11/01/1991 |
| 8541 | MH MOVE-ON | 3,060 | 05/16/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0851/0795 | 10/07/1998 | WD | U | I | 11 | 136,000 |
| GRANTOR: HARRELL DALE E | | | | | | |
| GRANTEE: SCOTT JEANNE H | | | | | | |
| 0798/0169 | 6/30/1997 | PR | U | I | 01 | 100 |
| GRANTOR: HARRELL DALE P/R | | | | | | |
| GRANTEE: HARRELL DALE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W4 FEP=[YR=1993] N6 W8 S6 E8 $ W23 S39 E4
FEP=[YR=1993] S8 E20 N8 W20 $ E23 N39$.

## 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 | 0510 | GARAGE WD- | 0 | 0 | 12 | 28 | 336.00 | SF | 35.00 | 35.00 | 100 | 1945 | 1945 | 3 | 20 | 2,352 | |
| 2 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1940 | 1940 | 3 | 20 | 400 | |
| 3 | 0510 | GARAGE WD- | 0 | 0 | 14 | 48 | 672.00 | SF | 24.85 | 24.85 | 100 | 1985 | 1985 | 3 | 20 | 3,340 | |
| 4 | 0681 | POLE SHED | 0 | 0 | 47 | 47 | 2,209.00 | SF | 7.50 | 7.50 | 100 | 1988 | 1988 | 3 | 20 | 3,314 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 16 | 96.00 | SF | 30.00 | 30.00 | 100 | 1995 | 1995 | 3 | 20 | 576 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 80.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 390 | |
| 9 | 1242 | WD DECK A | 0 | 0 | 9 | 7 | 63.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 126 | |
| 10 | 2810 | MH SPACE | 0 | 0 | 0 | 0 | 3.00 | SF | 2,400.00 | 2,400.00 | 100 | 1997 | 1997 | 3 | 100 | 7,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 17,698

| 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 | 000200 | C | MBL HM SUB | 0 | 0004 | OR | 0.00 | 0.00 | 3.44 | AC | | 1.00 | 1.00 | 0.75 | 18,000.00 | 13,500.00 | 46,440 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 46,440 Market: 0 Agricultural: 0 Common: 46,440 PRINTED 08/02/2023 BY SYS

IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

**2023**

**33-2N-25-0000-0002-0000**

## 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 | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

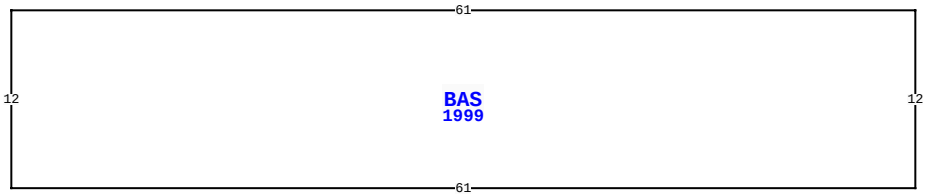
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 732 | 100 | 732 | 12,447 |
| TOTALS | 732 | | 732 | 12,447 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 732 | 87.2000 | 56.68 | 41,490 | 1973 | 1973 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 732 HX Base Yr




541692 LEM TURNER RD, 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 | 132,772 |
| TOTAL MARKET OB/XF VALUE | 17,698 |
| TOTAL LAND VALUE - MARKET | 46,440 |
| TOTAL MARKET VALUE | 196,910 |
| SOH/AGL Deduction | 35,658 |
| ASSESSED VALUE | 161,252 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 161,252 |
| TOTAL JUST VALUE | 196,910 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 151,988 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0851/0795 | 10/07/1998 | WD | U | I | 11 | 136,000 |
| GRANTOR: HARRELL DALE E | | | | | | |
| GRANTEE: SCOTT JEANNE H | | | | | | |
| 0798/0169 | 6/30/1997 | PR | U | I | 01 | 100 |
| GRANTOR: HARRELL DALE P/R | | | | | | |
| GRANTEE: HARRELL DALE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W61 S12 E61 N12 $.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 46,440 Market: 0 Agricultural: 0 Common: 46,440 PRINTED 08/02/2023 BY SYS

IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

**2023**

**33-2N-25-0000-0002-0000**

## 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 | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

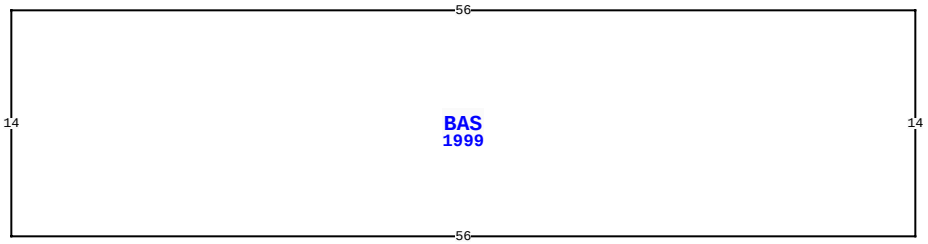
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 13,178 |
| TOTALS | 784 | | 784 | 13,178 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 86.2000 | 56.03 | 43,928 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

3 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr




541692 LEM TURNER RD, 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 | 132,772 |
| TOTAL MARKET OB/XF VALUE | 17,698 |
| TOTAL LAND VALUE - MARKET | 46,440 |
| TOTAL MARKET VALUE | 196,910 |
| SOH/AGL Deduction | 35,658 |
| ASSESSED VALUE | 161,252 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 161,252 |
| TOTAL JUST VALUE | 196,910 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 151,988 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0851/0795 | 10/07/1998 | WD | U | I | 11 | 136,000 |
| GRANTOR: HARRELL DALE E | | | | | | |
| GRANTEE: SCOTT JEANNE H | | | | | | |
| 0798/0169 | 6/30/1997 | PR | U | I | 01 | 100 |
| GRANTOR: HARRELL DALE P/R | | | | | | |
| GRANTEE: HARRELL DALE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W56 S14 E56 N14 $ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 46,440 Market: 0 Agricultural: 0 Common: 46,440 PRINTED 08/02/2023 BY SYS

IN OR 851 PG 795
R787964 R787965 & 92 DEST SW

SCOTT JEANNE H/
P O BOX 1199
HILLIARD, FL 32046

**2023**

**33-2N-25-0000-0002-0000**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

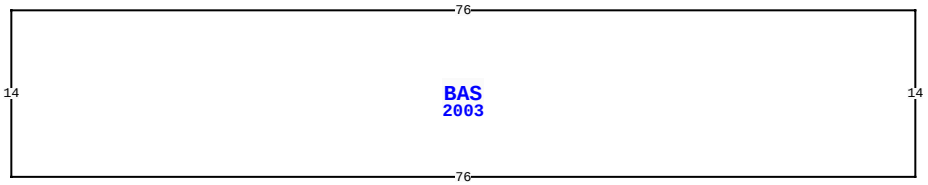
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,064 | 100 | 1,064 | 22,532 |
| TOTALS | 1,064 | | 1,064 | 22,532 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,064 | 108.6000 | 70.59 | 75,108 | 1992 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

4 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr




541692 LEM TURNER RD, 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 | 132,772 |
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| BASE TAXABLE VALUE | 161,252 |
| TOTAL JUST VALUE | 196,910 |
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| PREVIOUS YEAR MKT VALUE | 151,988 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0851/0795 | 10/07/1998 | WD | U | I | 11 | 136,000 |
| GRANTOR: HARRELL DALE E | | | | | | |
| GRANTEE: SCOTT JEANNE H | | | | | | |
| 0798/0169 | 6/30/1997 | PR | U | I | 01 | 100 |
| GRANTOR: HARRELL DALE P/R | | | | | | |
| GRANTEE: HARRELL DALE E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W76 S14 E76 N14 $ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.44 Total Land Value: 46,440 Market: 0 Agricultural: 0 Common: 46,440 PRINTED 08/02/2023 BY SYS