



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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		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	938	100	938	17,779
UCP	192	20	38	720
UOP	192	25	48	910
UOP	288	25	72	1,365
TOTALS	1,610		1,096	20,774

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0811	CONCRETE B	0	0	118	3	354.00	SF	5.20	5.20	
5	0510	GARAGE WD-	0	0	27	24	648.00	SF	35.00	35.00	
8	0681	POLE SHED	0	0	15	12	180.00	SF	15.00	15.00	
10	0351	CARPORT MT	0	0	16	120	1,920.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0		OR	0.00	0.00	12.64	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,096	97.2000	63.18	69,245	1992	1992	0	0	70.00	30.00
2 M/H 93- - 0% - 0 Heated Area: 938 HX Base Yr											
44208 REBECCA LN, CALLAHAN											

BLD DATE	12/20/2007	DJKW	LGL DATE	
XF DATE			LAND DATE	05/24/2023
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										116,147	
TOTAL MARKET OB/XF VALUE										14,761	
TOTAL LAND VALUE - MARKET										151,680	
TOTAL MARKET VALUE										282,588	
SOH/AGL Deduction										85,427	
ASSESSED VALUE										197,161	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										197,161	
TOTAL JUST VALUE										282,588	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										181,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22008	CARPORT	15,000	10/01/2008
B13572	GARAGE	34,848	08/01/2004
MH992668	MH MOVE-ON	0	01/05/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2012/1524	11/04/2015	FJ	U	V	98	100	
GRANTOR:RJC TRUCKING CO ETAL							
GRANTEE:CONWAY DELORIS M L/							
2008/1128	10/13/2015	WD	Q	I	02	185,000	
GRANTOR:EWER WILLIAM S							
GRANTEE:AGUILAR JOSE LUIS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W42 UOP=[YR=1999] N12 UCP=[YR=1999] N12 W16 S12E16\$ W16 S12 E16\$ W25 S14 E35 UOP=[YR=1999] S12 E24 N12 W24\$ E32 N14\$.											

AGUILAR JOSE LUIS
541801 LEM TURNER RD
CALLAHAN, FL 32011

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		05	AVERAGE 100		1709	02	830	103.0000	88.58	73,521	1995	1997	0	0	0	58.00	42.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		3 MH OFFICE - 0% - 0													Heated Area: 772										HX Base Yr											
Roof Cover		01	MINIMUM 50																																				

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