LOT 2 (EX S-1)
F/N/A PARCEL 15-15 OR 942/830
HIGGINBOTHAM ESTATES PB 5/125

**ROSSENBERRY KIMBERLY**
44564 KEME ROAD NORTH
CALLAHAN, FL 32011

**2023**

**33-2N-25-0740-0002-0000**

## 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 | | N/A 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 |

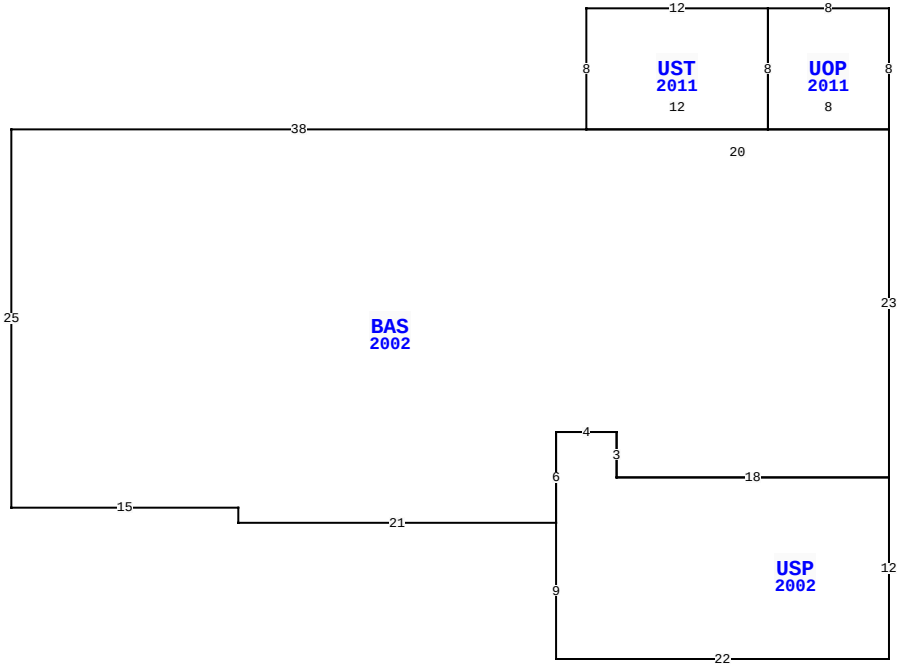
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,415 | 100 | 1,415 | 24,171 |
| UOP | 64 | 25 | 16 | 273 |
| USP | 276 | 50 | 138 | 2,357 |
| UST | 96 | 55 | 53 | 905 |
| TOTALS | 1,851 | | 1,622 | 27,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,622 | 87.6000 | 56.94 | 92,357 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 100% - 2003 Heated Area: 1415 HX Base Yr 2003




44564 KEME RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 27,707 |
| TOTAL MARKET OB/XF VALUE | | 6,426 |
| TOTAL LAND VALUE - MARKET | | 117,280 |
| TOTAL MARKET VALUE | | 151,413 |
| SOH/AGL Deduction | | 83,443 |
| ASSESSED VALUE | | 67,970 |
| TOTAL EXEMPTION VALUE | HX HB | 42,970 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 151,413 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 154,653 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 5311 | NEW CONSTR | 175 | 08/22/1988 |
| 2696 | H/AC | 1,800 | 08/22/1988 |
| 7387 | MH MOVE-ON | 35,000 | 07/18/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0459/0655 | 7/01/1985 | WD | U | V | | 25,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2011] W8 UST=[YR=2011] W12 S8 BAS=[YR=2002] W38 S25 E15 S1 E21 USP=[YR=2002] S9 E22 N12 W18 N3 W4 S6$ N6 E4 S3 E18 N23 W20$ E12 N8$ S8 E8 N8$ .

## 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 | 28 | 9 | 252.00 | SF | 20.10 | 20.10 | 100 | 1993 | 1993 | 3 | 20 | 1,013 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 18.30 | 18.30 | 100 | 1990 | 1990 | 3 | 20 | 439 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 606.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 1,212 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 5 | 0752 | USP | 0 | 100 | 12 | 12 | 144.00 | SF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 64 | 1,382 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,426

| 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 | 0006 | OR | 0.00 | 0.00 | 7.33 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 117,280 | | | | | | | |

REVIEW DATE 05/02/2017 BY KBX Total Acres: 7.33 Total Land Value: 117,280 Market: 0 Agricultural: 0 Common: 117,280 PRINTED 08/02/2023 BY SYS