

FERRANTI JOSEPH IV
44400 KEME ROAD
CALLAHAN, FL 32011

33-2N-25-0740-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	04 PLYWOOD 100			
Interior Floo	14 CARPET 90			
Interior Floo	08 SHT VINYL 10			
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	0200MOBILE 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	1,288	100	1,288	59,073
UOP	128	25	32	1,468
TOTALS	1,416		1,320	60,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,320	117.6000	76.44	100,901	1983	2006	0	0	40.00	60.00

1 M/H 93- - 100% - 2023
Heated Area: 1288
HX Base Yr 2023

BAS 1993

UOP 2004

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		60,541
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		56,350
TOTAL MARKET VALUE		117,851
SOH/AGL Deduction		0
ASSESSED VALUE		117,851
TOTAL EXEMPTION VALUE		HX HB BX 55,000
BASE TAXABLE VALUE		62,851
TOTAL JUST VALUE		117,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,786

PERMIT NUM DESCRIPTION AMT ISSUED

7085 XF0B 3,264 03/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2348/0366	3/13/2020	WD	Q	I	02	105,000

GRANTOR: WILLIAMS ALICE D

GRANTEE: FERRANTI JOSEPH IV

1255/0666 8/26/2004 QC U I 01 100

GRANTOR: WILLIAMS ALICE D

GRANTEE: WILLIAMS ALICE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E26 UOP=[YR=2004] S8 E16 N8 W16\$ E30 N23\$.

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
1	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	1986	1986	3	20	960	

44400 KEME RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

LAND DESCRIPTION

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
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,350							

REVIEW DATE 05/02/2017 BY KB

Total Acres: 1.61 Total Land Value: 56,350 Market: 0 Agricultural: 0 Common: 56,350

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