IN OR 1215/1885
EX 11-12
2004 MERT DW/MH

PETERSEN JASON D & JENNIFER
54088 OWLS NEST COURT
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

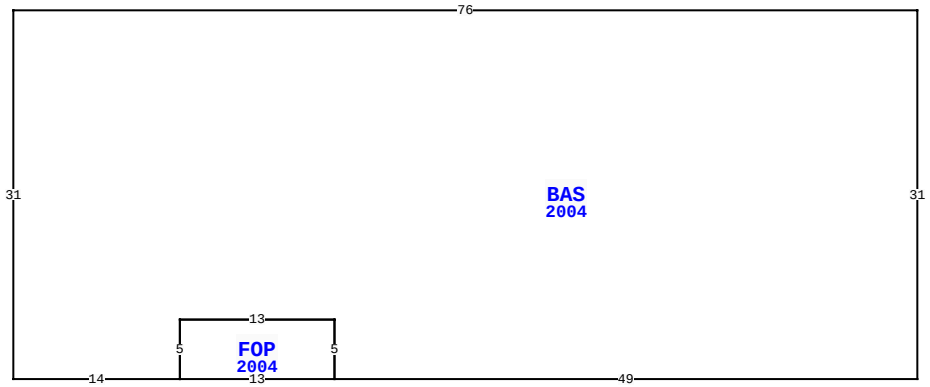
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,291	100	2,291	104,895
FOP	65	30	20	916
TOTALS	2,356		2,311	105,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,311	116.8000	81.76	188,947	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2005 Heated Area: 2291 HX Base Yr 2005



54088 OWLS NEST CT, 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		105,810
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		142,682
SOH/AGL Deduction		57,445
ASSESSED VALUE		85,237
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,237
TOTAL JUST VALUE		142,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4352	MH MOVE-ON	0	04/01/2004
W249	XFOB	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1215/1885	3/17/2004	WD	U	I	13	29,900
GRANTOR: GRAHAM SHARI T						
GRANTEE: PETERSEN JASON D &						
1096/1758	11/25/2002	WD	U	V	16	20,000
GRANTOR: JONES MELVIN C						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S31 E14 FOP=[YR=2004] E13 N5 W13 S5$ N5 E13 S5 E49 N31$.

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
3	1242	WD DECK A	0	100	0	0	288.00	SF	10.00	10.00	100	2013	2013	3	65	1,872	

LAND DESCRIPTION

TOTAL OB/XF 1,872

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/18/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS