SW1/4 OF SE1/4
IN OR 1864/1738
1983 TANG SW/MH

ELLIOTT ROBERT A & PAULA J
452536 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

34-3N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

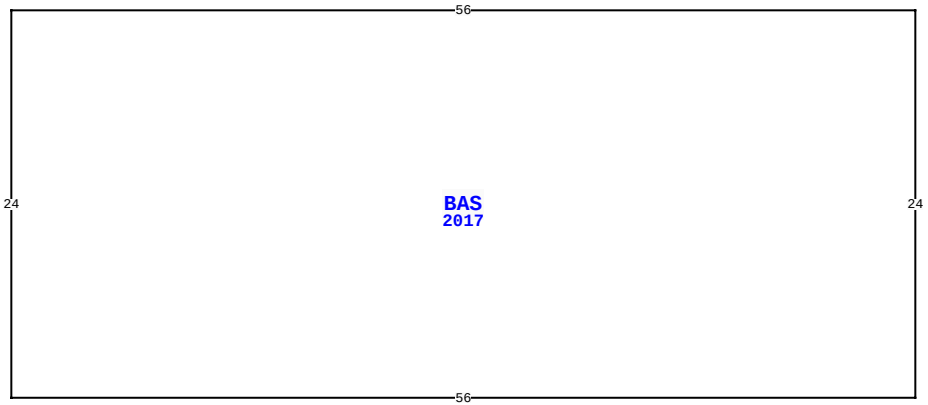
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	76,003
TOTALS	1,344		1,344	76,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	134.6400	94.25	126,672	2006	2006	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 0 Heated Area: 1344 HX Base Yr



36028 BETHEL CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,003
TOTAL MARKET OB/XF VALUE	5,074
TOTAL LAND VALUE - MARKET	29,100
TOTAL MARKET VALUE	110,177
SOH/AGL Deduction	15,845
ASSESSED VALUE	94,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,332
TOTAL JUST VALUE	110,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036491	NEW CONSTR	0	01/02/2003
MH034071	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1864/1738	6/27/2013	QC	U	I	11	100
GRANTOR: ELLIOTT ROBERT A						
GRANTEE: ELLIOTT ROBERT A &						
0785/1828	2/28/1997	WD	U	V	21	7,300
GRANTOR: CASSIDY CAROL ETAL						
GRANTEE: ELLIOTT ROBERT & IO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S24 E56 N24$.

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	0811	CONCRETE B	0	0	65	11	715.00	SF	5.20	5.20	100	2008	2008	3	90	3,346	
2	1242	WD DECK A	0	0	32	12	384.00	SF	5.00	5.00	100	2019	2019	3	90	1,728	

LAND DESCRIPTION

TOTAL OB/XF 5,074

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	0	0005		0.00	0.00	0.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	29,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.97 Total Land Value: 29,100 Market: 0 Agricultural: 0 Common: 29,100 PRINTED 08/02/2023 BY SYS