IN OR 1226/1959
EX R/W IN OR 641/203
2004 CLSI TW/MH

GARVER BETTY
46174 MIDDLE ROAD
CALLAHAN, FL 32011

2023

34-3N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

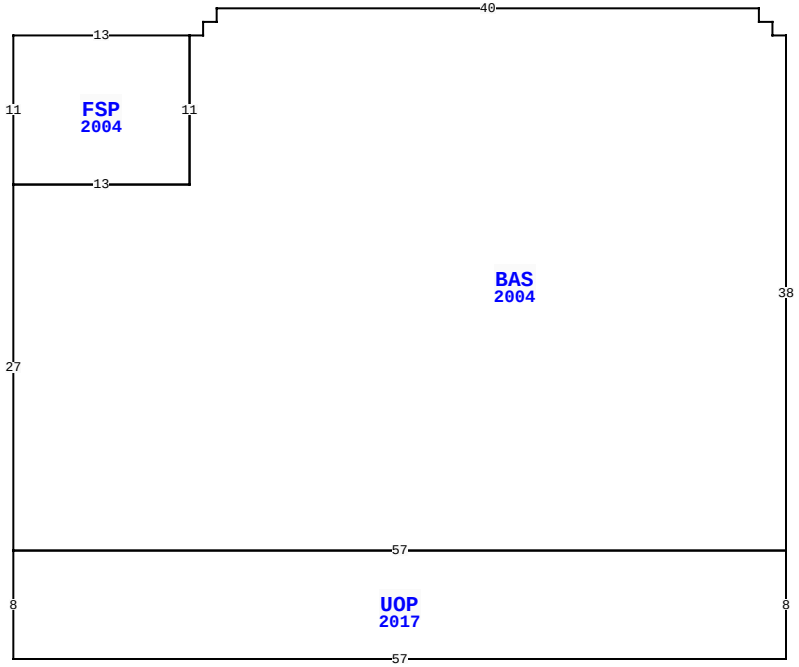
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	99,845
FSP	143	60	86	4,079
UOP	456	25	114	5,407
TOTALS	2,704		2,305	109,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,305	121.0000	84.70	195,234	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ - 100% - 1985 Heated Area: 2105 HX Base Yr 1985



46174 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		109,331
TOTAL MARKET OB/XF VALUE		18,056
TOTAL LAND VALUE - MARKET		77,400
TOTAL MARKET VALUE		204,787
SOH/AGL Deduction		82,771
ASSESSED VALUE		122,016
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		67,016
TOTAL JUST VALUE		204,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700585	ADDITION	9,999	02/10/2017
B1327930	ADDITION	16,824	10/01/2013
B1327409	ADDITION	0	07/01/2013
B19487	GARAGE	1,600	02/01/2007
B0514354	REMODEL	795	02/01/2005
MH4277	MH MOVE-ON	0	12/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/1959	4/30/2004	WD	U	I	06	154,000
GRANTOR: DOUBLE J HOME CENTER						
GRANTEE: GARVER GARY A & BET						
0309/0331	2/01/1980	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 N1 W1 N1 W40 S1 W1 S1 W1 FSP=[YR=2004] W13 S11 E13 N11$ S11 W13 S27 UOP=[YR=2017] S8 E57 N8 W57$ E57 N38$.

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	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1990	1990	3	20	2,240	
5	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1990	1990	3	20	818	
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
9	1242	WD DECK A	0	100	0	0	217.00	SF	10.00	10.00	100	2005	2005	3	27	586	
10	0510	GARAGE WD-	0	100	28	28	784.00	SF	26.25	26.25	100	2007	2007	3	52	10,702	
11	0910	SCRN RM L	0	100	16	8	128.00	SF	15.00	15.00	100	2006	2006	3	31	595	

LAND DESCRIPTION

TOTAL OB/XF 18,056

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	0006	OR	0.00	0.00	4.30	AC		1.00	1.00	1.00	18,000.00	18,000.00	77,400							

REVIEW DATE 12/13/2017 BY KB Total Acres: 4.30 Total Land Value: 77,400 Market: 0 Agricultural: 0 Common: 77,400 PRINTED 08/02/2023 BY SYS