IN OR 1384/1836 2002 FTWD DW
EX R/W IN OR 641/205

WEBB NATALIE
46200 MIDDLE ROAD
CALLAHAN, FL 32011

2023

34-3N-25-0000-0002-0050

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 80
Interior Floo	08	SHT VINYL 20
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

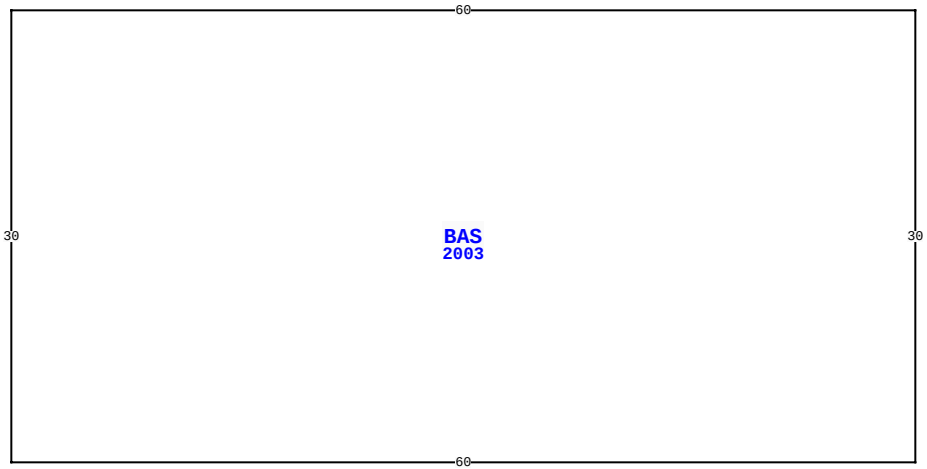
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	76,789
TOTALS	1,800		1,800	76,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	117.2000	82.04	147,672	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 1800 HX Base Yr 2003



46200 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		76,789
TOTAL MARKET OB/XF VALUE		8,760
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		157,549
SOH/AGL Deduction		71,045
ASSESSED VALUE		86,504
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,504
TOTAL JUST VALUE		157,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3837	MH MOVE-ON	0	04/01/2002
B9736	FOUNDATION	2,000	04/01/2002
P5631	NEW CONSTR	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/1836	1/27/2006	QC	U	I	01	100
GRANTOR: WEBB VICTOR						
GRANTEE: WEBB NATALIE						
1054/1624	5/08/2002	WD	U	I	07	100
GRANTOR: GARVER GARY A & BETTY						
GRANTEE: WEBB VICTOR T & NAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S30 E60 N30 $.

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	0	0	100.00	SF	20.10	20.10	100	1981	1981	3	20	402	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	100	5,000	
4	0681	POLE SHED	0	100	9	8	72.00	SF	15.00	15.00	100	2000	2000	3	29	313	

LAND DESCRIPTION

TOTAL OB/XF 8,760

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		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 07/25/2017 BY KBX Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS