IN OR 1389/1615
1991 BRIA SW/MH

RODRIGUEZ JUAN C & MIGDALIA R
44002 YELSOM WAY
CALLAHAN, FL 32011

2023

36-2N-24-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

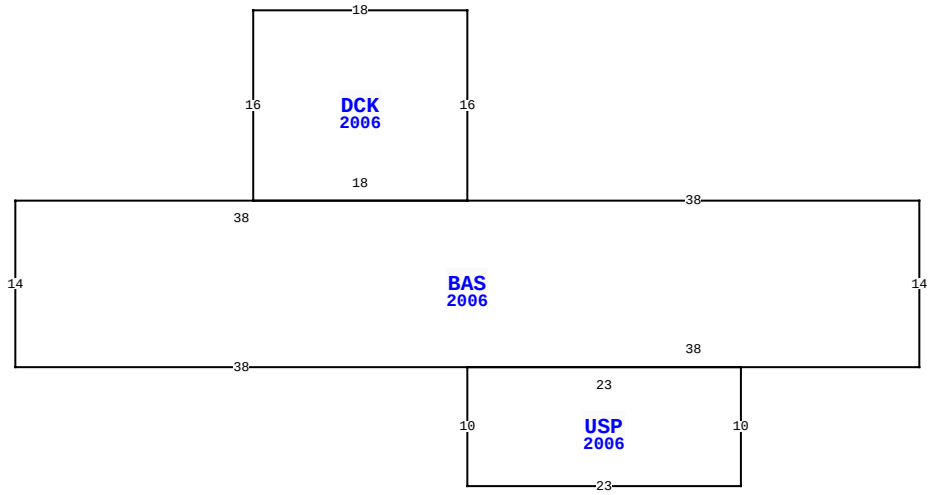
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	29,268
DCK	288	15	43	1,183
USP	230	50	115	3,164
TOTALS	1,582		1,222	33,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,222	105.8000	68.77	84,037	1991	1996	0	0	0	60.00	40.00

1 M/H 93- – 100% - 2007 Heated Area: 1064 HX Base Yr 2007



44002 YELSOM WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		33,615
TOTAL MARKET OB/XF VALUE		9,648
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		115,263
SOH/AGL Deduction		67,388
ASSESSED VALUE		47,875
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,875
TOTAL JUST VALUE		115,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4771	CO ISSUED	0	04/01/2006
MH4771	MH MOVE-ON	0	04/01/2006
M11372	MECH OTHER	0	04/01/2006
P11006	OTHER	0	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1615	2/16/2006	WD	U	I	07	100
GRANTOR: CRAINE JOSEPH J						
GRANTEE: RODRIGUEZ JUAN C &						
1382/0931	1/18/2006	WD	U	I	21	93,000
GRANTOR: CRAINE JOSEPH						
GRANTEE: RODRIGUEZ JUAN C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W38 DCK=[YR=2006] N16 W18 S16 E18$ W38 S14 E38
USP=[YR=2006] S10 E23 N10 W23$ E38 N14$.

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	10	13	130.00	SF	13.20	13.20	100	1988	1988	3	20	343	
2	0681	POLE SHED	0	100	0	0	336.00	SF	15.00	15.00	100	2017	2017	3	87	4,385	
3	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00	30.00	100	2017	2017	3	82	4,920	

LAND DESCRIPTION

TOTAL OB/XF 9,648

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/02/2023 BY SYS