IN OR 1516/82
ESMT IN OR 633/526
(EX 10-4 & 10-5)

RIGGAN JOHN COREY
44071 YELSOM WAY
CALLAHAN, FL 32011

2023

36-2N-24-0000-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	0	0 100
Units		0 100
Quality	06	Quality Level 06

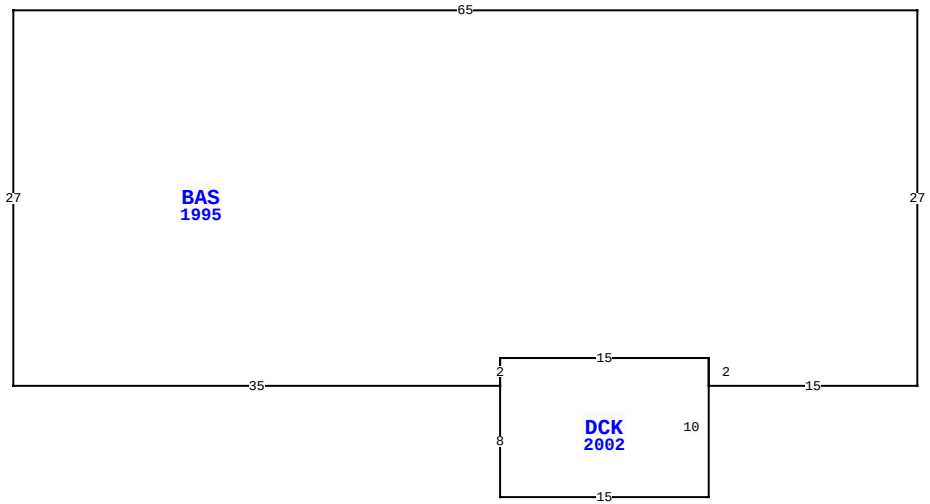
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,725	100	1,725	88,306
DCK	150	15	22	1,126
TOTALS	1,875		1,747	89,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,747	152.3600	106.65	186,318	1995	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2023 Heated Area: 1725 HX Base Yr 2023



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

44071 YELSOM WAY, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		89,433
TOTAL MARKET OB/XF VALUE		3,005
TOTAL LAND VALUE - MARKET		56,100
TOTAL MARKET VALUE		148,538
SOH/AGL Deduction		0
ASSESSED VALUE		148,538
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,538
TOTAL JUST VALUE		148,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95955	MH MOVE-ON	0	06/01/1995
MHU94726	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1014	7/30/2022	QC	U	I	11	100
GRANTOR: HARRIS NANCY						
GRANTEE: RIGGAN JOHN COREY						
1516/0082	7/31/2007	WD	Q	I		104,000
GRANTOR: VALENTINE BECKY S						
GRANTEE: HARRIS NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W65 S27 E35 DCK=[YR=2002] S8 E15 N10 W15 S2$ N2 E15 S2 E15 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	1242	WD DECK A	0	100	20	6	120.00	SF	10.00	10.00	100	1995	1995	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 3,005

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	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100							

REVIEW DATE 10/06/2020 BY TWA Total Acres: 1.87 Total Land Value: 56,100 Market: 0 Agricultural: 0 Common: 56,100 PRINTED 08/02/2023 BY SYS