PT OF LOT 5 IN OR 938/43
(EX PT IN OR 1077/877)
FLA LAND SYNDICATE PBK O/42

HOLTON THOMAS DALE & JUDY W
PO BOX 732
CALLAHAN, FL 32011-0732

**2023**

**37-1N-25-2940-0005-0060**

## NASSAU COUNTY PROPERTY



## 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 | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

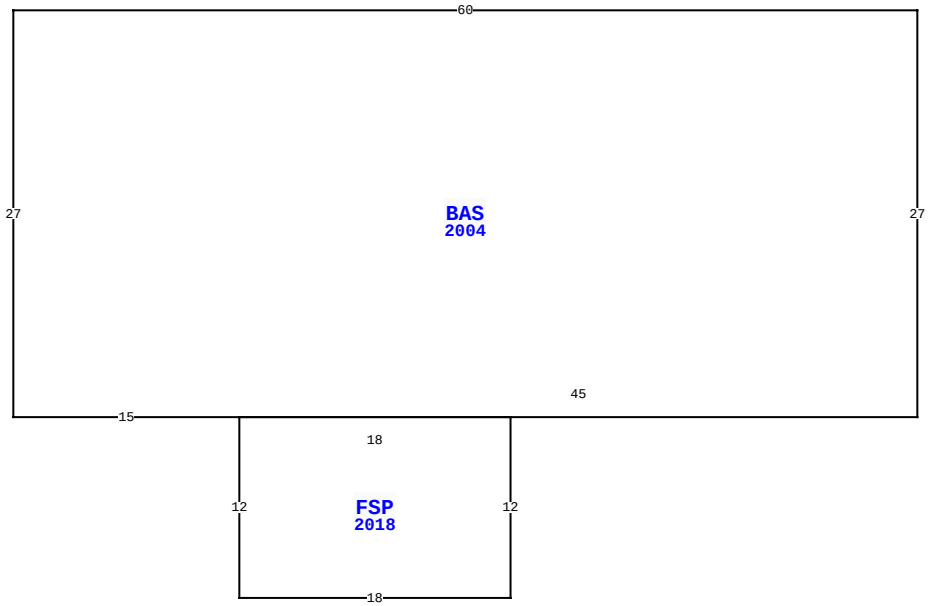
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,620 | 100 | 1,620 | 74,427 |
| FSP | 216 | 60 | 130 | 5,972 |
| TOTALS | 1,836 | | 1,750 | 80,399 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,750 | 117.2000 | 82.04 | 143,570 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 2001 Heated Area: 1620 HX Base Yr 2001




54053 PARKS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 80,399 |
| TOTAL MARKET OB/XF VALUE | | 7,393 |
| TOTAL LAND VALUE - MARKET | | 30,240 |
| TOTAL MARKET VALUE | | 118,032 |
| SOH/AGL Deduction | | 48,691 |
| ASSESSED VALUE | | 69,341 |
| TOTAL EXEMPTION VALUE | HX HB VX | 49,341 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 118,032 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,215 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E14325 | ELEC OTHER | 0 | 02/01/2005 |
| M09225 | MECH OTHER | 0 | 02/01/2005 |
| P08961 | OTHER | 0 | 02/01/2005 |
| MH054525 | MH MOVE-ON | 0 | 01/01/2005 |
| E10223 | NEW CONSTR | 0 | 09/01/2002 |
| MH3928 | MH MOVE-ON | 0 | 09/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/0043 | 6/26/2000 | WD | U | I | 01 | 13,500 |
| GRANTOR: HOLTON JERRY ETAL | | | | | | |
| GRANTEE: HOLTON THOMAS D & J | | | | | | |
| 0331/0578 | 2/01/1981 | WD | U | I | | 2,800 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E15 FSP=[YR=2018] S12 E18 N12 W18$
E45 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 19 | 12 | 228.00 | SF | 20.10 | 20.10 | 100 | 1990 | 1990 | 3 | 20 | 917 | |
| 5 | 0811 | CONCRETE B | 0 | 100 | 34 | 18 | 612.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 84 | 2,673 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 20 | 18 | 360.00 | SF | 2.28 | 2.28 | 100 | 2003 | 2003 | 3 | 84 | 688 | |
| 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,393

| 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 | 0005 | OR | 0.00 | 0.00 | 0.54 | AC | | 1.00 | 1.00 | 1.60 | 35,000.00 | 56,000.00 | 30,240 | | | | | | | |

REVIEW DATE 07/27/2018 BY KBX Total Acres: 0.54 Total Land Value: 30,240 Market: 0 Agricultural: 0 Common: 30,240 PRINTED 08/02/2023 BY SYS