TRACT 69
IN OR 2235/1952
LEE STONER SHORES 3 UNR

GRIFFIN APRIL ELAINE
54253 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

37-1N-25-296C-0069-0000

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 90
Interior Floo	08	SHT VINYL 10
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

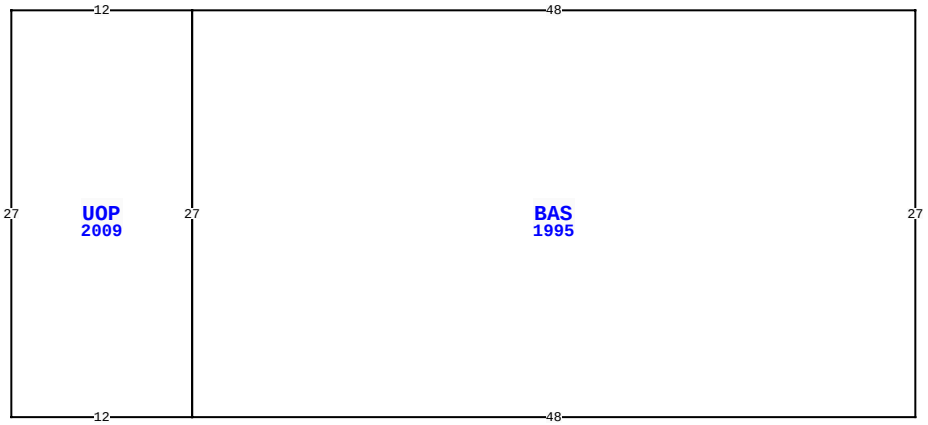
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	37,340
UOP	324	25	81	2,334
TOTALS	1,620		1,377	39,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,377	117.6000	82.32	113,355	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



54093 CATHERINE AVE, 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	39,674
TOTAL MARKET OB/XF VALUE	444
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	85,118
SOH/AGL Deduction	12,528
ASSESSED VALUE	72,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,590
TOTAL JUST VALUE	85,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95959	MH MOVE-ON	0	06/01/1995
7682	MH MOVE-ON	15,000	02/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/1952	11/03/2018	WD	U	I	11	100
GRANTOR: GRIFFIN DAVID W						
GRANTEE: GRIFFIN APRIL ELAIN						
0764/0454	7/01/1996	QC	U	I	06	100
GRANTOR: GRIFFIN PATRICIA ANN						
GRANTEE: GRIFFIN DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W48 UOP=[YR=2009] W12 S27 E12 N27$ S27 E48 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
2	0940	SHEDS/PORT	0	0	7	12	84.00	SF	13.20	13.20	100	1997	1997	3	20	222	
3	0940	SHEDS/PORT	0	0	7	12	84.00	SF	13.20	13.20	100	1997	1997	3	20	222	

LAND DESCRIPTION

TOTAL OB/XF 444

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	0		RM	150.00	362.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS