LOT 40
IN OR 2475/1058
NASSAU VILLAGE 5 UNR

FISHER VANESSA M
54241 ROY BOOTH RD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299E-0040-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 |

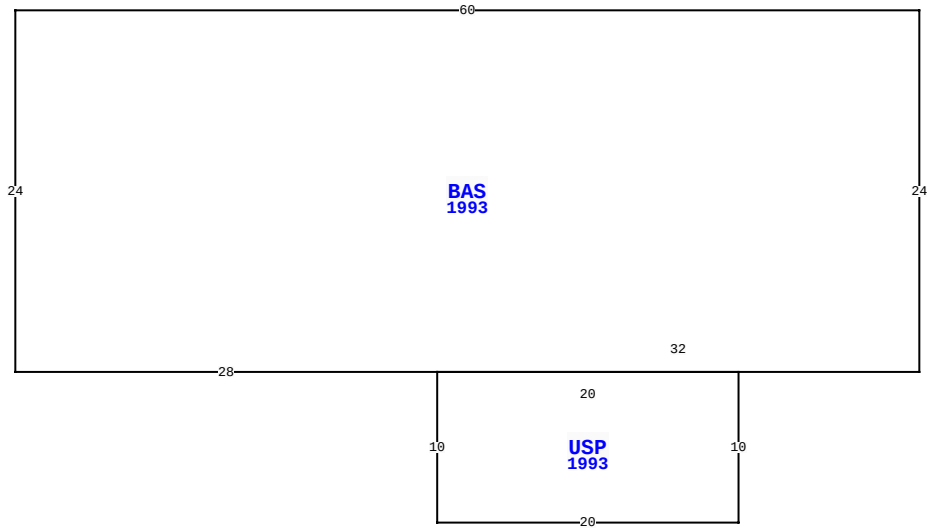
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,440 | 100 | 1,440 | 32,798 |
| USP | 200 | 50 | 100 | 2,278 |
| TOTALS | 1,640 | | 1,540 | 35,075 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,540 | 116.8000 | 75.92 | 116,917 | 1972 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr




54405 MARLEE 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 | 35,075 |
| TOTAL MARKET OB/XF VALUE | 1,758 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 81,833 |
| SOH/AGL Deduction | 3,337 |
| ASSESSED VALUE | 78,496 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 78,496 |
| TOTAL JUST VALUE | 81,833 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 71,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2475/1058 | 5/14/2021 | WD | Q | I | 01 | 75,000 |
| GRANTOR: FIRST COAST INC | | | | | | |
| GRANTEE: FISHER VANESSA M | | | | | | |
| 2427/0474 | 1/20/2021 | WD | Q | I | 01 | 54,700 |
| GRANTOR: RAZORBACK CAPITAL LLC | | | | | | |
| GRANTEE: FIRST COAST INC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E28 USP=[YR=1993] S10 E20 N10 W20$ E32 N24$.

### 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 | 12 | 12 | 144.00 | SF | 20.10 | 20.10 | 100 | 1973 | 1973 | 3 | 20 | 579 | |
| 4 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 20.10 | 20.10 | 100 | 1996 | 1996 | 3 | 20 | 579 | |
| 5 | 0681 | POLE SHED | 0 | 0 | 16 | 10 | 160.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 25 | 600 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,758

| 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 | 0006 | RM | 132.00 | 369.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 02/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS