TRACT 28
IN OR 1540/1897
2014 TOHO DW/MH

PAGE MICHAEL SHANE
54064 HOWARD ROAD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299F-0028-0000**

## 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 70 |
| Interior Floo | 13 | LVT/LAMNT 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 |

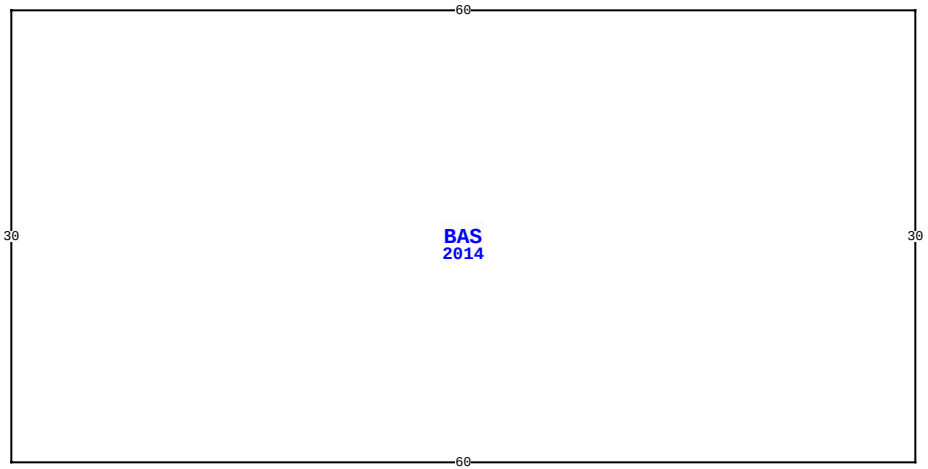
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 118,339 |
| TOTALS | 1,800 | | 1,800 | 118,339 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,800 | 117.4000 | 82.18 | 147,924 | 2014 | 2014 | 0 | 0 | 0 | 20.00 | 80.00 |

1 M/H 94+ – 100% - 2008 Heated Area: 1800 HX Base Yr 2008




54064 HOWARD 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 | | 118,339 |
| TOTAL MARKET OB/XF VALUE | | 4,499 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 167,838 |
| SOH/AGL Deduction | | 55,816 |
| ASSESSED VALUE | | 112,022 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 62,022 |
| TOTAL JUST VALUE | | 167,838 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 136,769 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH145546 | CO ISSUED | 0 | 05/14/2014 |
| MH145548 | MH MOVE-ON | 0 | 03/01/2014 |
| R95383 | REPAIR/RRF | 1,600 | 09/01/1995 |
| 7813 | GARAGE | 14,280 | 02/03/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/1897 | 12/13/2007 | WD | U | I | 01 | 100 |
| GRANTOR: PAGE KEVIN J & DEBRA | | | | | | |
| GRANTEE: PAGE MICHAEL SHANE | | | | | | |
| 1236/1630 | 6/10/2004 | WD | U | I | 01 | 36,000 |
| GRANTOR: PAGE MICHAEL SHANE | | | | | | |
| GRANTEE: PAGE KEVIN J & DEBR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W60 S30 E60 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 0810 | CONCRETE A | 0 | 100 | 6 | 18 | 108.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 611 | |
| 6 | 0351 | CARPORT MT | 0 | 100 | 18 | 20 | 360.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 972 | |
| 7 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 20 | 360.00 | SF | 30.00 | 30.00 | 100 | 2005 | 2005 | 3 | 27 | 2,916 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,499

| 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 | RM | 175.00 | 261.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 11/19/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS