TRACT 118
IN OR 2148/1448
NASSAU VILLAGE WEST PB 5/23

MARTINEZ LEANNE M/NYE SHERRY A
54908 CHURCH ROAD
CALLAHAN, FL 32011

**2023**

**37-1N-25-299F-0118-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

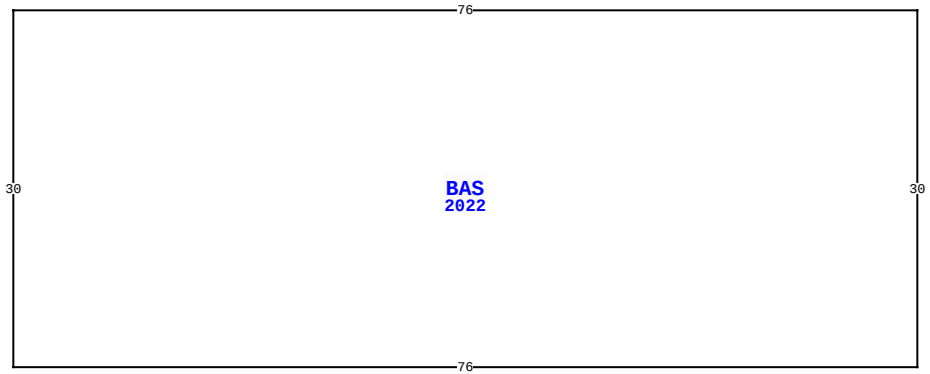
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,280 | 100 | 2,280 | 120,504 |
| TOTALS | 2,280 | | 2,280 | 120,504 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0832 | 02 | 2,280 | 123.2000 | 80.08 | 182,582 | 2009 | 2009 | 0 | 0 | 0 | 34.00 | 66.00 |

2 MH 94NO RP – 0% - 0 Heated Area: 2280 HX Base Yr




540955 LEM TURNER 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 | 120,504 |
| TOTAL MARKET OB/XF VALUE | 3,803 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 169,307 |
| SOH/AGL Deduction | 16,519 |
| ASSESSED VALUE | 152,788 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 152,788 |
| TOTAL JUST VALUE | 169,307 |
| NCON VALUE | 120,501 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 54,329 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH5106 | CO ISSUED | 0 | 09/03/2008 |
| M14030 | MECH OTHER | 0 | 07/01/2008 |
| P13388 | OTHER | 0 | 07/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2148/1448 | 11/09/2016 | WD | U | I | 11 | 100 |
| GRANTOR: NYE SHERRY A | | | | | | |
| GRANTEE: NYE SHERRY A & LEAN | | | | | | |
| 1049/0659 | 4/12/2002 | WD | U | I | 02 | 52,000 |
| GRANTOR: THE BANK OF NEW YORK | | | | | | |
| GRANTEE: NYE KENNETH & SHERR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 18 | 216.00 | SF | 12.00 | 12.00 | 100 | 1984 | 1984 | 3 | 20 | 518 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 9 | 144.00 | SF | 15.00 | 15.00 | 100 | 1972 | 1972 | 3 | 20 | 432 | |
| 3 | 0351 | CARPORT MT | 0 | 0 | 20 | 12 | 240.00 | SF | 5.00 | 5.00 | 100 | 1989 | 1989 | 3 | 20 | 240 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 22 | 12 | 264.00 | SF | 9.88 | 9.88 | 100 | 1995 | 1995 | 3 | 20 | 522 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 19.50 | 19.50 | 100 | 2003 | 2003 | 3 | 22 | 1,030 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 30 | 8 | 240.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 68 | 1,061 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,803

| 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 | 182.00 | 240.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS