BLOCK 2 LOT 4
IN OR 1862/552
POINT SOUTH UNIT 1 PB 4/73

WARREN WILLIAM H JR
44183 CATIES WAY
CALLAHAN, FL 32011

2023

37-1N-25-299L-0002-0040

BUILDING CHARACTERISTICS

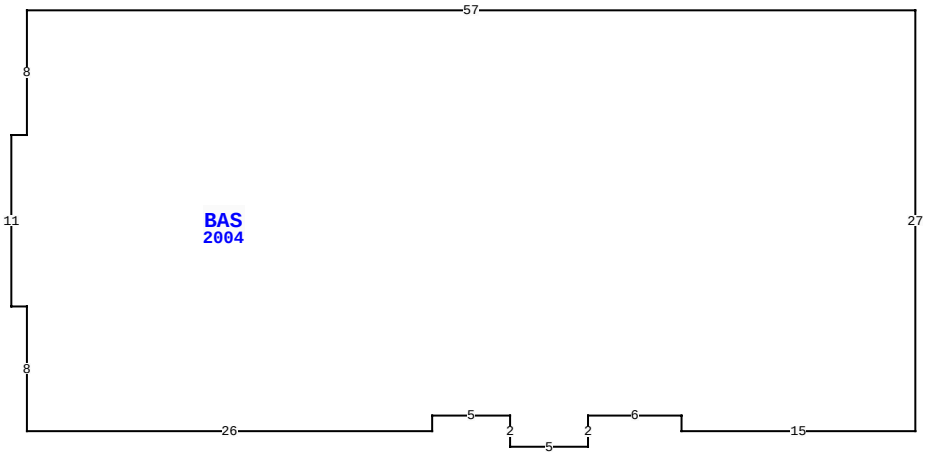
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,544	100	1,544	35,287
TOTALS	1,544		1,544	35,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,544	117.2000	76.18	117,622	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1544 HX Base Yr



54111 ROY BOOTH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,287
TOTAL MARKET OB/XF VALUE	3,544
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	83,831
SOH/AGL Deduction	35,022
ASSESSED VALUE	48,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,809
TOTAL JUST VALUE	83,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002974	MH MOVE-ON	0	02/01/2000
8286	MH MOVE-ON	3,000	08/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1862/0552	6/12/2013	WD	U	I	38	16,500
GRANTOR: HIXON JEFFREY L						
GRANTEE: WARREN WILLIAM H JR						
1255/1016	8/27/2004	QC	U	I	01	100
GRANTOR: HUFFMAN GARLAN & PHYL						
GRANTEE: HIXON NORMA & JEFFR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W57 S8 W1 S11 E1 S8 E26 N1 E5 S2 E5 N2 E6 S1 E15 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
1	0940	SHEDS/PORT	0	0	16	9	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
4	1242	WD DECK A	0	0	16	7	112.00	SF	10.00	10.00	100	1995	1995	3	20	224	
5	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	1997	1997	3	20	256	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
7	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	0	1990	1990	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,544

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	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS