BLOCK 3 LOT 6
POINT SOUTH UNIT 1 PB 4/73

MIKUS ANTHONY & EDIE
44209 WOODLAND CIR
CALLAHAN, FL 32011

2023

37-1N-25-299L-0003-0060

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

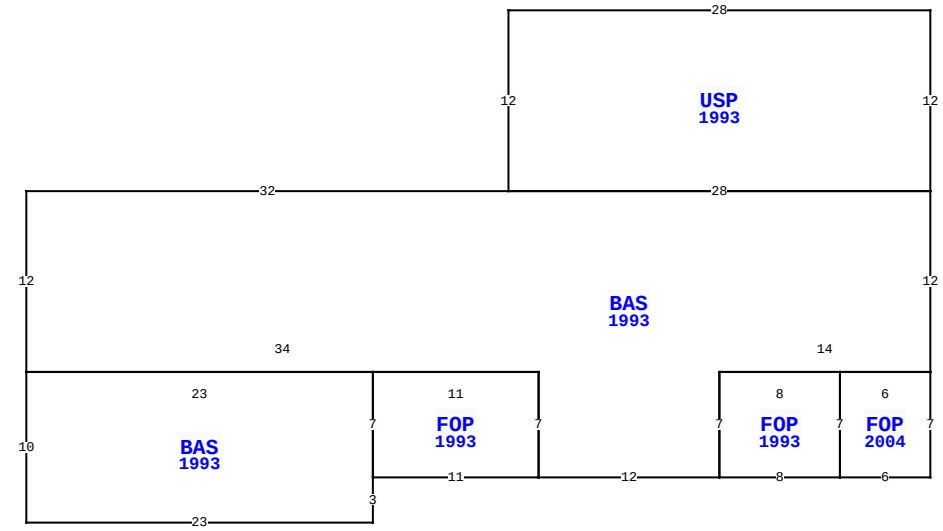
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	230	100	230	8,524
BAS	804	100	804	29,797
FOP	56	30	17	630
FOP	77	30	23	852
FOP	42	30	13	482
USP	336	50	168	6,226
TOTALS	1,545		1,255	46,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,255	129.5800	84.23	105,709	1973	1998	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 1034 HX Base Yr



54199 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	46,512
TOTAL MARKET OB/XF VALUE	75
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	91,587
SOH/AGL Deduction	31,425
ASSESSED VALUE	60,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,162
TOTAL JUST VALUE	91,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3403	H/AC	2,350	05/25/1990
5360	REMODEL	2,500	12/08/1988
5342	REPAIR/RRF	7,200	12/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2246/0264	12/17/2018	WD	Q	I	01	52,000
GRANTOR: CLARY WILLIAM M & NAN						
GRANTEE: MIKUS ANTHONY & EDI						
2006/0294	9/24/2015	WD	Q	I	02	51,500
GRANTOR: BENTON FAMILY INVESTM						
GRANTEE: CLARY WILLIAM M & N						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W28 S12 BAS=[YR=1993] W32 S12 BAS=[YR=1993] S10 E23 N3 FOP=[YR=1993] E11 N7 W11 S7$ N7 W23$ E34 S7 E12 FOP=[YR=1993] E8 FOP=[YR=2004] E6 N7 W6 S7$ N7 W8 S7$ N7 E14 N12 W28$ E28 N12$.

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	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	1980	1980	3	35	75	

LAND DESCRIPTION

TOTAL OB/XF 75

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 06/03/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS