LOT 6
POINT SOUTH 2 PB 4/82 & 83

**GRIFFIN LAURA AMANDA**
54103 DEBRA LANE
CALLAHAN, FL 32011

**2023**

**37-1N-25-299M-0006-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

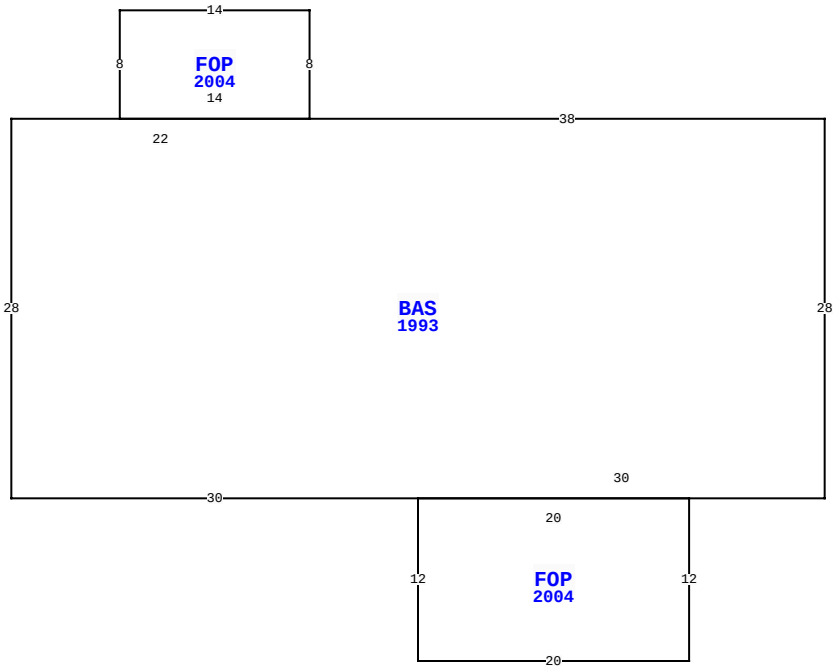
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,680 | 100 | 1,680 | 45,558 |
| FOP | 112 | 30 | 34 | 922 |
| FOP | 240 | 30 | 72 | 1,953 |
| TOTALS | 2,032 | | 1,786 | 48,433 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,786 | 119.2000 | 77.48 | 138,379 | 1986 | 1995 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 93- – 100% - 2007 Heated Area: 1680 HX Base Yr 2007




54103 DEBRA LN, 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 | | 48,433 |
| TOTAL MARKET OB/XF VALUE | | 8,356 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 101,789 |
| SOH/AGL Deduction | | 57,460 |
| ASSESSED VALUE | | 44,329 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 19,329 |
| TOTAL JUST VALUE | | 101,789 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 80,435 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B941028 | ADDITION | 3,400 | 05/01/1994 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2582/1137 | 7/26/2022 | WD | U | I | 11 | 100 |
| GRANTOR: GRIFFIN LAURA AMANDA | | | | | | |
| GRANTEE: GRIFFIN LAURA AMAND | | | | | | |
| 1456/0035 | 11/01/2006 | WD | Q | I | | 110,000 |
| GRANTOR: LINTZENICH SALLY M | | | | | | |
| GRANTEE: GRIFFIN LAURA AMAND | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W38 FOP=[YR=2004] N8 W14 S8 E14 $ W22 S28 E30
FOP=[YR=2004] S12 E20 N12 W20 $ E30 N28 $ .

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,580.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 70 | 7,224 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 20 | 20 | 400.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 800 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 277.00 | SF | 6.00 | 6.00 | 100 | 1992 | 1992 | 3 | 20 | 332 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,356

| 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 | 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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS