

MANNING FRANCES
54096 EVA COURT
CALLAHAN, FL 32011

37-1N-25-299N-0002-0030

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating TypeBedrooms Bathrooms FrameStories Units BUD8 Adjustme

030514080304
3 100
2 100
WOOD FRAME 100
0 0 100
0 100
DIST 1D 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040200MOBILE HOME

MKT AREA08

8026.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BASUOPUOP

1,2328020010025251,232205088,3391,4343,586

TOTALS

1,5121,30293,358

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10940SHEDS/PORT010012896.00SF30.0030.0010019891989320576

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH1000006OR0.000.001.00LT1.001.001.0045,000.0045,000.0045,000

REVIEW DATE11/25/2019BYTWA

Total Acres: 0.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,302128.040089.63116,698201420140020.0080.00

Heated Area: 1232HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE93,358TOTAL MARKET OB/XF VALUE576TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE138,934SOH/AGL Deduction59,450ASSESSED VALUE79,484TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE29,484TOTAL JUST VALUE138,934NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE116,004

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CDPRICE SALE

1054/12925/08/2002QC U I 0612,900

GRANTOR: NETTLES JAMES & MARJOGRANTEE: MANNING JOSEPH & FR0451/01814/01/1985WD Q V10,000GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W26 UOP=[YR=2019] N8 W10 S8 E10\$ W18 S28 E2 UOP=[YR=2019] S10 E20 N10 W20\$ E42 N28\$.