PARCELS 16-2 16-4 & 16-7
OR 934/274
ESMTS OR 467/177 & OR 481/144

ISLEY KENNETH W & LOIS J
36252 J W ELLIOTT DR
CALLAHAN, FL 32011

2023

37-3N-24-0000-0016-0040

BUILDING CHARACTERISTICS

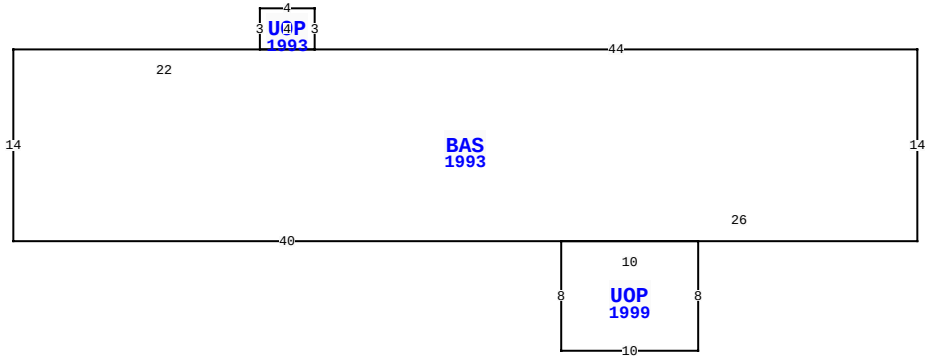
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	15,964
UOP	12	25	3	52
UOP	80	25	20	346
TOTALS	1,016		947	16,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	947	88.6000	57.59	54,538	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



36002 J W ELLIOTT DR, CALLAHAN

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

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	10	8	80.00	SF	21.30	21.30	100	1985	1985	3	20	341	
2	0510	GARAGE WD-	0	0	12	24	288.00	SF	26.95	26.95	100	1975	1975	3	20	1,552	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,297
TOTAL MARKET OB/XF VALUE	1,893
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	125,190
SOH/AGL Deduction	55,555
ASSESSED VALUE	69,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,635
TOTAL JUST VALUE	125,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0274	5/30/2000	WD	Q	I		60,000
GRANTOR: WALK WAYNE &						
GRANTEE: ISLEY KENNETH W & L						
0916/1415	1/25/2000	WD	U	I	01	5,000
GRANTOR: JOHNSON JOAN T						
GRANTEE: WALK WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 UOP=[YR=1993] N3 W4 S3 E4 $ W22 S14 E40
UOP=[YR=1999] S8 E10 N8 W10 $ E26 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,893

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	50,000							
2	000102	C	SFR/MH	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

PARCELS 16-2 16-4 & 16-7
OR 934/274
ESMTS OR 467/177 & OR 481/144

ISLEY KENNETH W & LOIS J
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CALLAHAN, FL 32011

2023

37-3N-24-0000-0016-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

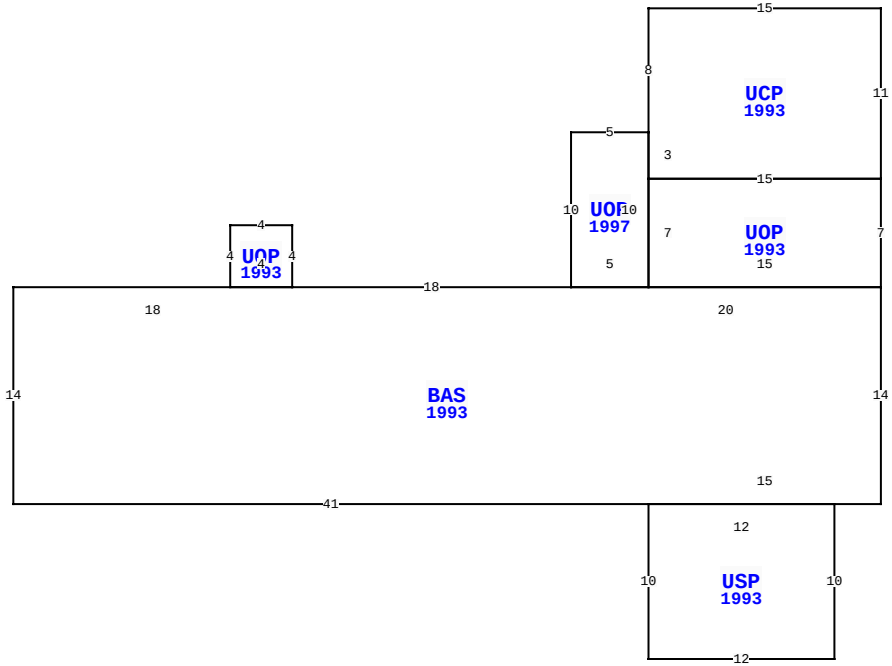
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	14,860
UCP	165	20	33	626
UOP	16	25	4	76
UOP	105	25	26	493
UOP	50	25	12	227
USP	120	50	60	1,137
TOTALS	1,240		919	17,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	919	97.2000	63.18	58,062	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



36002 J W ELLIOTT DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL MARKET OB/XF VALUE	1,893
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	125,190
SOH/AGL Deduction	55,555
ASSESSED VALUE	69,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,635
TOTAL JUST VALUE	125,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0274	5/30/2000	WD	Q	I		60,000
GRANTOR: WALK WAYNE &						
GRANTEE: ISLEY KENNETH W & L						
0916/1415	1/25/2000	WD	U	I	01	5,000
GRANTOR: JOHNSON JOAN T						
GRANTEE: WALK WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W15 S8UOP=[YR=1997] W5 S10 BAS=[YR=1993] W18 UOP=[YR=1993] N4W4S4E4$ W18 S14 E41 USP=[YR=1993] S10 E12 N10 W12 $ E15 N14 UOP=[YR=1993] N7 W15 S7 E15 $ W20 $ E5 N10 $ S3 E15 N11 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/02/2022 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

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Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

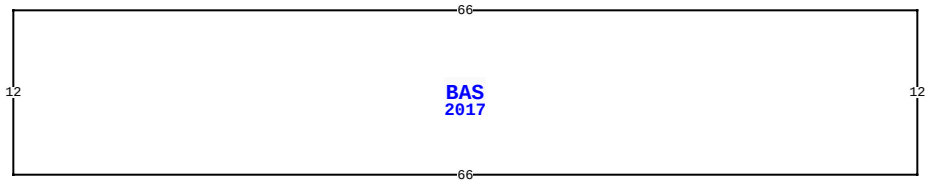
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	14,517
TOTALS	792		792	14,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	792	94.0000	61.10	48,391	1985	1985	0	0	0	70.00	30.00

3 MH 93NO RP – 0% - 0 Heated Area: 792 HX Base Yr



36002 J W ELLIOTT DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

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ASSESSED VALUE	69,635
TOTAL EXEMPTION VALUE	0
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INCOME VALUE	
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GRANTEE: ISLEY KENNETH W & L						
0916/1415	1/25/2000	WD	U	I	01	5,000
GRANTOR: JOHNSON JOAN T						
GRANTEE: WALK WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S12 E66 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/02/2022 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS