IN OR 1714/777
1997/WEST SW/MH

BARTELL RANDALL R
55120 SUGAR LOAF LANE
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

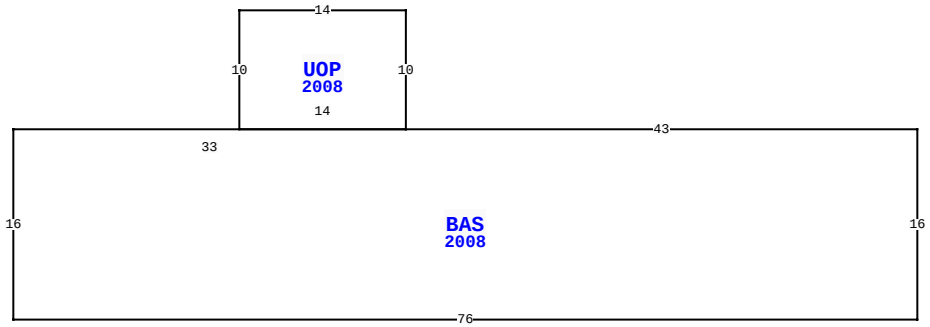
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	49,764
UOP	140	25	35	1,432
TOTALS	1,356		1,251	51,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,251	121.8000	85.26	106,660	1997	2000	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2019 Heated Area: 1216 HX Base Yr 2019



55120 SUGAR LOAF 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		51,197
TOTAL MARKET OB/XF VALUE		1,838
TOTAL LAND VALUE - MARKET		32,550
TOTAL MARKET VALUE		85,585
SOH/AGL Deduction		35,924
ASSESSED VALUE		49,661
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,661
TOTAL JUST VALUE		85,585
NCON VALUE		1,095
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0777	12/10/2010	WD	Q	I	02	35,000
GRANTOR: EDENFIELD ADELAIDE SM						
GRANTEE: BARTELL RANDALL R						
1610/0596	3/17/2009	QC	U	I	30	100
GRANTOR: EDENFIELD ADELAIDE SM						
GRANTEE: EDENFIELD ADELAIDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W43 UOP=[YR=2008] N10 W14 S10 E14$ W33 S16 E76 N16$.

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	0351	CARPORT MT	0	100	18	20	360.00	SF	5.90	5.90	100	2007	2007	3	35	743	
2	0350	CARPORT WD	0	100	15	12	180.00	SF	7.80	7.80	100	2016	2016	3	78	1,095	

LAND DESCRIPTION

TOTAL OB/XF 1,838

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	0.93	AC		1.00	1.00	1.00	35,000.00	35,000.00	32,550							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.93 Total Land Value: 32,550 Market: 0 Agricultural: 0 Common: 32,550 PRINTED 08/02/2023 BY SYS