PT OF LOT 17
2004 PALM/H DW/MH
A/K/A TRACT 5 BUNKER HILL UNR

TANNER DENNIE J
450389 SR 200
CALLAHAN, FL 32011

2023

47-2N-25-4080-0017-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03

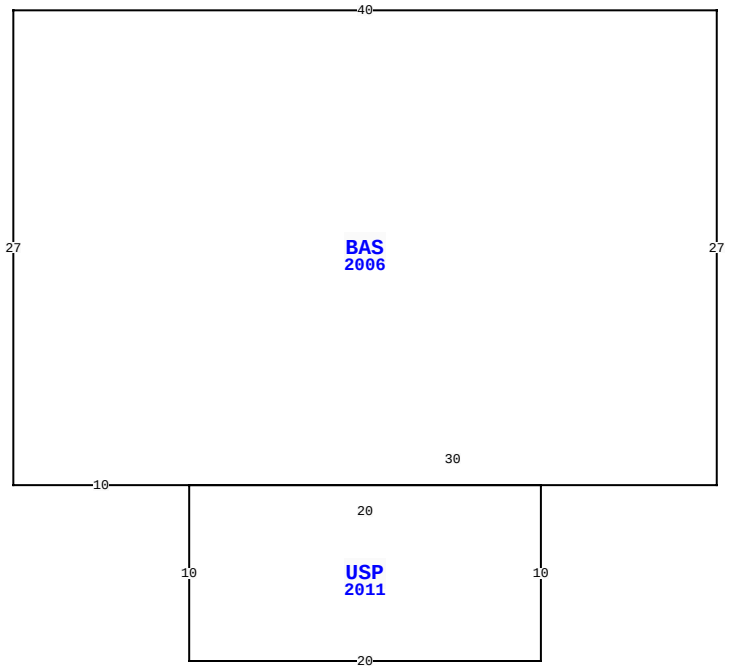
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	49,279
USP	200	50	100	4,563
TOTALS	1,280		1,180	53,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,180	116.4000	81.48	96,146	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2011 Heated Area: 1080 HX Base Yr 2011



450389 SR 200, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,842
TOTAL MARKET OB/XF VALUE		2,260
TOTAL LAND VALUE - MARKET		47,950
TOTAL MARKET VALUE		104,052
SOH/AGL Deduction		48,674
ASSESSED VALUE		55,378
TOTAL EXEMPTION VALUE	HX HB DX	35,378
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		104,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24342	XFOB	3,866	02/01/2011
MH4619	MH MOVE-ON	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1730/0383	10/18/2010	WD	U	I	11	100
GRANTOR: PETERSON VIRGINIA L T						
GRANTEE: TANNER DENNIE J						
1642/1080	8/31/2009	WD	U	I	30	100
GRANTOR: PETERSON VIRGINIA L						
GRANTEE: PETERSON VIRGINIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40 S27 E10 USP=[YR=2011] S10 E20 N10 W20$
E30 N27 $.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2006	2006	3	31	897	
3	0820	WOOD WALK	0	100	0	0	290.00	SF	11.75	11.75	100	2011	2011	3	40	1,363	

LAND DESCRIPTION

TOTAL OB/XF 2,260

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		OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,950							

REVIEW DATE 08/17/2017 BY KB Total Acres: 1.37 Total Land Value: 47,950 Market: 0 Agricultural: 0 Common: 47,950 PRINTED 08/02/2023 BY SYS