PT OF LOT 11
IN OR 2107/143
R235621 & R235622

NUGENT STACY
44069 CROCKET PL
CALLAHAN, FL 32011

2023

49-2N-25-4100-0011-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	06	Quality Level 06

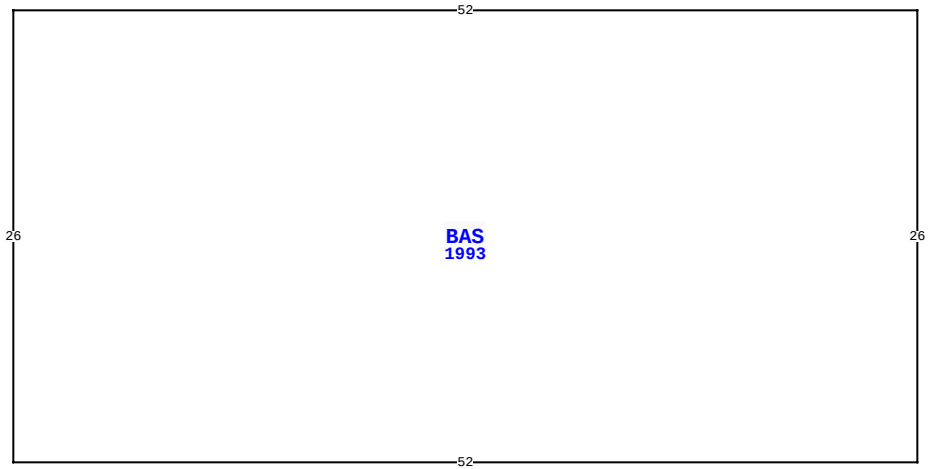
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	77,944
TOTALS	1,352		1,352	77,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	138.5800	90.08	121,788	1985	2008	0	0	0	36.00	64.00

1 M/H 93- – 100% - 2018 Heated Area: 1352 HX Base Yr 2018



44069 CROCKET PL, 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		77,944
TOTAL MARKET OB/XF VALUE		136
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		113,080
SOH/AGL Deduction		50,657
ASSESSED VALUE		62,423
TOTAL EXEMPTION VALUE	HX HB	37,423
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0143	3/08/2017	WD	Q	I	01	81,500
GRANTOR: PHILLIPS CYNTHIA K &						
GRANTEE: NUGENT STACY						
1126/0734	4/01/2003	WD	U	I	01	100
GRANTOR: TISON CYNTHIA K						
GRANTEE: PHILLIPS CYNTHIA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E52 N26 $.

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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1999	1999	3	20	96	
3	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	2001	2001	3	20	40	

LAND DESCRIPTION

TOTAL OB/XF 136

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/02/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS