W1/2 OF LOTS 13 & 14
IN OR 2214/1750
1994 SKYL DW/MH

NANTZ JAMES DAVID & IRIS A
45268 FIFTH AVE
CALLAHAN, FL 32011

2023

49-2N-25-4140-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

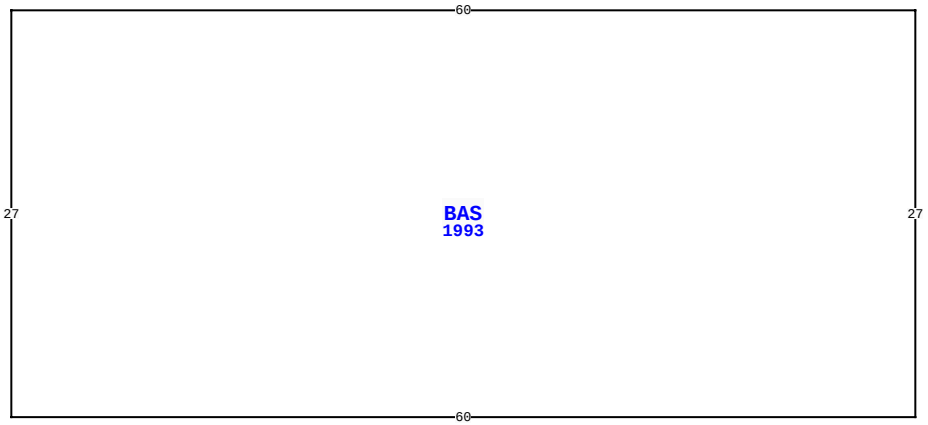
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	61,136
TOTALS	1,620		1,620	61,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.2000	82.04	132,905	1994	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



45268 FIFTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,136
TOTAL MARKET OB/XF VALUE	3,781
TOTAL LAND VALUE - MARKET	45,500
TOTAL MARKET VALUE	110,417
SOH/AGL Deduction	21,329
ASSESSED VALUE	89,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,088
TOTAL JUST VALUE	110,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4165	REPAIR/RRF	0	01/01/2018
2198	CHNGE SRVC	500	04/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2214/1750	7/23/2018	QC	U	I	11	100
GRANTOR: NANTZ JAMES D & IRIS						
GRANTEE: NANTZ JAMES D & IRI						
1443/1050	9/11/2006	WD	Q	I		94,200
GRANTOR: PACK EARL G & PATRICI						
GRANTEE: NANTZ JAMES DAVID &						

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	0511	GARAGE CB-	0	0	24	14	336.00	SF	20.00	20.00	100	1969	1969	3	21	1,411	
2	0350	CARPORT WD	0	0	14	18	252.00	SF	13.00	13.00	100	1969	1969	3	20	655	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,781

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			91.00	141.00	91.00	FF		1.00	1.00	1.00	500.00	500.00	45,500							

REVIEW DATE 07/24/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 08/02/2023 BY SYS