LOTS 19 & 20
IN OR 1048/1262
2007 KING DW/MH

TANNER KENNETH EDEE JR
45102 BROWN ST
CALLAHAN, FL 32011

2023

49-2N-25-4140-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

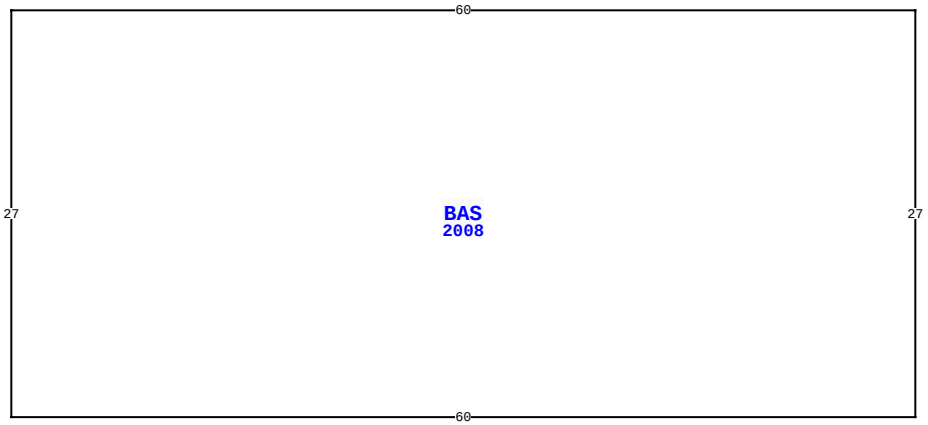
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 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	84,769
TOTALS	1,620		1,620	84,769

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	116.8000	81.76	132,451	2008	2008	0	0	0	36.00	64.00

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



45102 BROWN ST, CALLAHAN

BLD DATE	02/25/2009 DJ	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	84,769
TOTAL MARKET OB/XF VALUE	234
TOTAL LAND VALUE - MARKET	92,000
TOTAL MARKET VALUE	177,003
SOH/AGL Deduction	41,879
ASSESSED VALUE	135,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,124
TOTAL JUST VALUE	177,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2434	REMODEL	22,425	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1048/1262	4/08/2002	QC	U	I	07	100
GRANTOR: TANNER KENNETH EDEE J						
GRANTEE: TANNER KENNETH JR &						
1021/0510	11/27/2001	QC	U	I	01	100
GRANTOR: SMITH LOIS						
GRANTEE: TANNER KENNETH EDEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 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	0	6	10	60.00	SF	19.50	19.50	100	1980	1980	3	20	234	

LAND DESCRIPTION

TOTAL OB/XF 234

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			184.00	171.00	184.00	FF		1.00	1.00	1.00	500.00	500.00	92,000							

REVIEW DATE 05/05/2020 BY KJA Total Acres: 0.00 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/02/2023 BY SYS