E1/2 OF LOT 1 (EX E 80FT)
IN OR 2494/1431
ANTHONY BRYANT LAND SUB

ROBERTS CARMELA D &/YOUNG ALICE T EST
45080 FIFTH AV
CALLAHAN, FL 32011

2023

49-2N-25-4160-0001-0010

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Quality	03	Quality Level 03

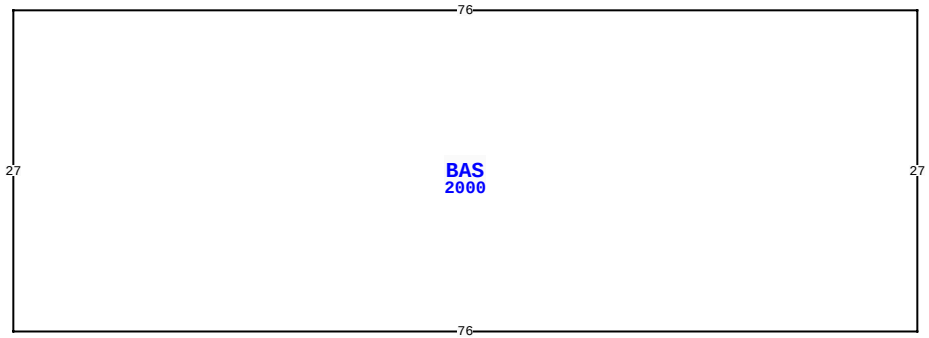
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	77,439
TOTALS	2,052		2,052	77,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



45080 FIFTH AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		77,439
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		117,829
SOH/AGL Deduction		15,397
ASSESSED VALUE		102,432
TOTAL EXEMPTION VALUE	13	0
BASE TAXABLE VALUE		102,432
TOTAL JUST VALUE		117,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/1431	9/01/2021	QC	U	I	11	100
GRANTOR: JONES MARY JO						
GRANTEE: ROBERTS CARMELA D						
0924/1719	3/21/2000	QC	U	I	01	100
GRANTOR: YOUNG ALICE						
GRANTEE: JONES MARY JO & ALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S27 E76 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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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			0.00	0.00	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 06/15/2017 BY KBX Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/02/2023 BY SYS