LOT 2
IN DBK 254/66
ANTHONY BRYANT LAND SUB

SANFORD DOLPHUS EST/ELIZABETH MITCHELL EST
C/O MARVA S MITCHELL, 45035 JOHNSON RD
CALLAHAN, FL 32011

2023

49-2N-25-4160-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

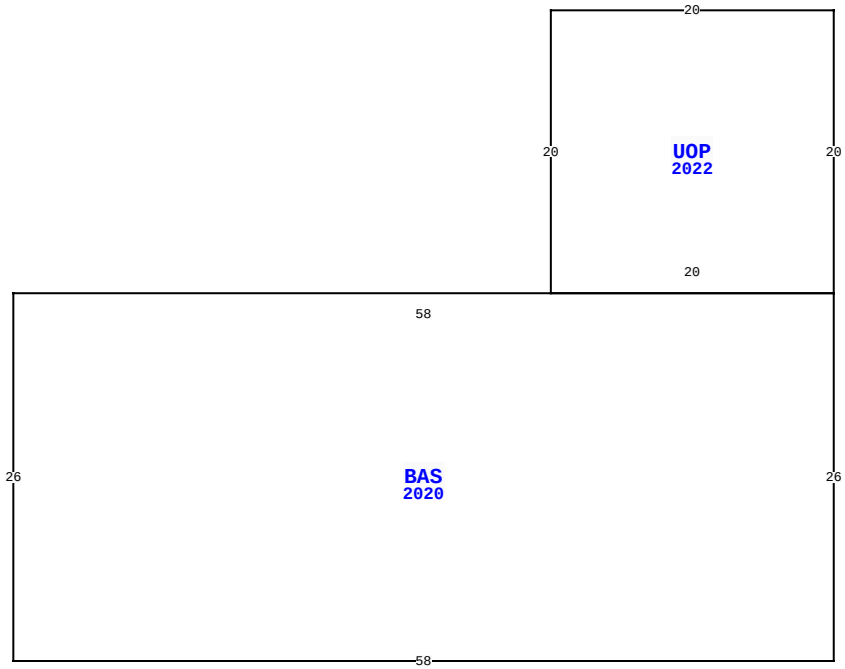
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	58,852
UOP	400	25	100	3,903
TOTALS	1,908		1,608	62,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,608	121.2000	84.84	136,423	1994	1999	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1508 HX Base Yr



45016 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	62,755
TOTAL MARKET OB/XF VALUE	576
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	128,131
SOH/AGL Deduction	10,478
ASSESSED VALUE	117,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,653
TOTAL JUST VALUE	128,131
NCON VALUE	3,903
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N20 W20 S20 E20 $ BAS=[YR=2020] W58 S26 E58 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
1	1242	WD DECK A	0	0	8	36	288.00	SF	10.00	10.00	100	1993	1993	3	20	576	

TOTAL OB/XF 576

LAND DESCRIPTION

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	4.00	AC		1.00	1.00	0.90	18,000.00	16,200.00	64,800							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.00 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/02/2023 BY SYS