PT OF FP SANCHEZ GRANT IN SEC
50-2N-25E & IN SEC 51-3N-25E
IN OR 1946/384

DEGUTIS JASON M & NICOLE L &/RIETESEL JERRY B
46159 RABO RD
CALLAHAN, FL 32011

2023

50-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

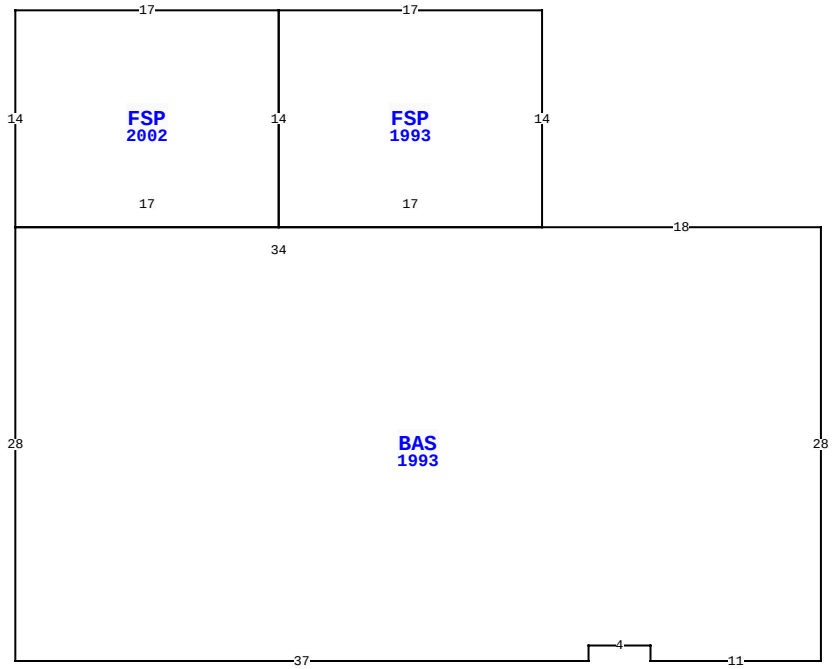
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,452	100	1,452	34,996
FSP	238	60	143	3,447
FSP	238	60	143	3,447
TOTALS	1,928		1,738	41,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,738	123.6000	80.34	139,631	1980	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1452 HX Base Yr



46159 RABO RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,889
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,950
TOTAL MARKET VALUE	154,839
SOH/AGL Deduction	61,401
ASSESSED VALUE	93,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,438
TOTAL JUST VALUE	154,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1946/0384	11/01/2014	QC	U	I	11	100
GRANTOR: DEGUTIS JASON M & NIC						
GRANTEE: DEGUTIS JASON M & N						
1942/1075	10/15/2014	QC	U	I	11	25,000
GRANTOR: MICHAEL ANNE M						
GRANTEE: DUGUTIS JASON M & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=1993] N14 W17 FSP=[YR=2002] W17 S14 E17 N14$ S14 E17$ W34 S28 E37 N1 E4 S1 E11 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	47,250							
2	000115	C	SFR ACRES	0			0.00	0.00	3.65	AC		1.00	1.00	1.00	18,000.00	18,000.00	65,700							

REVIEW DATE 08/04/2020 BY KBA Total Acres: 5.00 Total Land Value: 112,950 Market: 0 Agricultural: 0 Common: 112,950 PRINTED 08/02/2023 BY SYS