IN OR 582 PG 1159
ESMT OR 677/197

JAMES SHIRLEY A
PO BOX 645
CALLAHAN, FL 32011-0645

2023

51-2N-25-0000-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

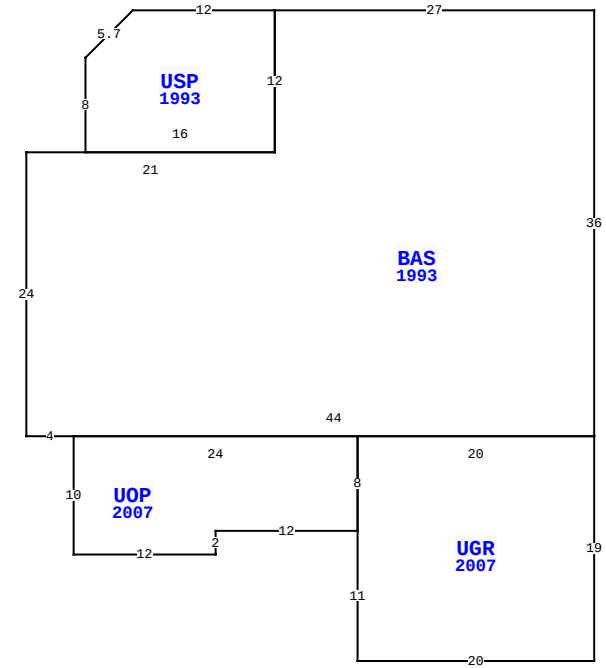
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,476	100	1,476	33,733
UGR	380	45	171	3,908
UOP	216	25	54	1,234
USP	184	50	92	2,103
TOTALS	2,256		1,793	40,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,793	117.2000	76.18	136,591	1984	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1476 HX Base Yr



45102 EVELYN ST, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,977
TOTAL MARKET OB/XF VALUE		16,791
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		92,768
SOH/AGL Deduction		52,701
ASSESSED VALUE		40,067
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,067
TOTAL JUST VALUE		92,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7727	SWIM POOL	7,000	12/16/1991
7072	ADDITION	7,975	03/12/1991
7374	MH MOVE-ON	19,000	07/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0582/1159	11/03/1989	WD	U	V	10	5,000
GRANTOR: JONES GEORGE L						
GRANTEE: JAMES SHIRLEY A						
0515/1058	4/23/1987	AD	Q	V		5,000
GRANTOR: JONES GEORGE L						
GRANTEE: JAMES SHIRLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=1993] W12 L4 D4 S8 E16 N12$ S12 W21 S24 E4 UOP=[YR=2007] S10 E12 N2 E12 UGR=[YR=2007] S11 E20 N19 W20 S8$ N8 W24$E44 N36$.

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	0940	SHEDS/PORT	0	100	6	8	48.00	SF	19.50	19.50	100	1990	1990	3	20	187	
2	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1992	1992	3	20	7,650	
3	0845	KOOL DECK	0	100	85	3	255.00	SF	7.25	7.25	100	1992	1992	3	66	1,220	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
5	0812	CONCRETE C	0	100	0	0	1,739.00	SF	4.00	4.00	100	2001	2001	3	82	5,704	

LAND DESCRIPTION

TOTAL OB/XF 16,791

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	100		RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/05/2017 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS