LOT 9 (EX R/W OR 909/1233)
J P PAGE SUB PB 3/20

PATRICK ADRIAN L III & HEATHER L
PO BOX 813
CALLAHAN, FL 32011

2023

51-2N-25-4170-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

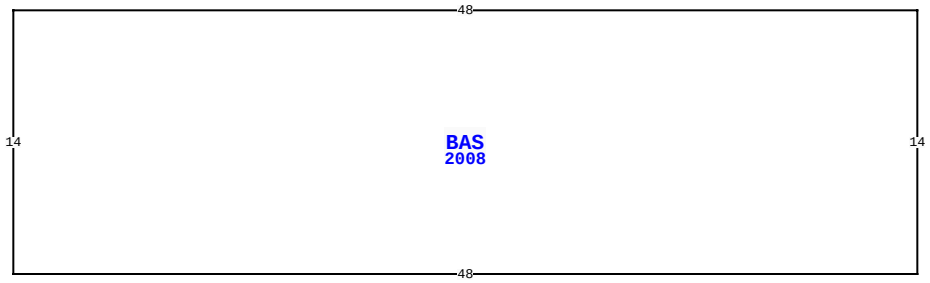
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,423
TOTALS	672		672	12,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	94.8000	61.62	41,409	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



450135 SR 200, 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	12,423
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	22,423
SOH/AGL Deduction	1,333
ASSESSED VALUE	21,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,090
TOTAL JUST VALUE	22,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4666	MH MOVE-ON	0	09/01/2005
P10036	NEW CONSTR	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/0088	11/05/2020	WD	U	I	37	5,000
GRANTOR: HOWELL MYRA GAIL						
GRANTEE: PATRICK ADRIAN LEE						
0909/1233	11/30/1999	WD	U	V	06	1,300
GRANTOR: HOWELL MYRA GAIL						
GRANTEE: STATE OF FL DOT R/W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S14 E48 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS