LOT 17 R360076
IN OR 588/832 & OR 784/700
J P PAGE SUB PB 3/20

CARROLL RHONDA L & LAFAY E JR
45012 JAMES ST
CALLAHAN, FL 32011

2023

51-2N-25-4170-0017-0000

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	05	DRYWALL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

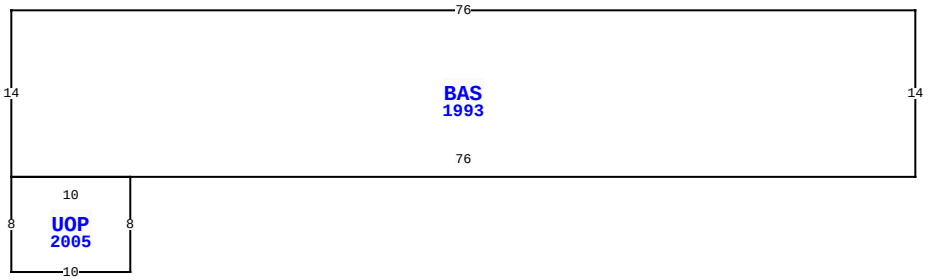
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	20,458
UOP	80	25	20	385
TOTALS	1,144		1,084	20,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,084	98.6000	64.09	69,474	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1990 Heated Area: 1064 HX Base Yr 1990



45012 JAMES 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		20,842
TOTAL MARKET OB/XF VALUE		1,766
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		32,608
SOH/AGL Deduction		12,917
ASSESSED VALUE		19,691
TOTAL EXEMPTION VALUE	HX HB	19,691
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		32,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985035	CHNGE SRVC	0	07/01/1998
7740	MH MOVE-ON	12,000	03/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/0700	2/07/1997	QC	U	I	10	7,700
GRANTOR: STRICKLAND JEAN						
GRANTEE: CARROLL RHONDA & LA						
0588/0832	1/22/1990	QC	U	I	01	100
GRANTOR: CARROLL RHONDA						
GRANTEE: CARROLL RHONDA & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 UOP=[YR=2005] S8 E10 N8 W10$ E76 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
3	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1997	1997	3	20	392	
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
6	0681	POLE SHED	0	100	28	10	280.00	SF	11.25	11.25	100	2003	2003	3	36	1,134	

LAND DESCRIPTION

TOTAL OB/XF 1,766

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	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS