LOTS 31 & 32
J P PAGE SUB PB 3/20

LAWRENCE WILLIAM L JR & MARSHA/LARENCE MARSHA ANN
12057 SUNOWA SPRINGS TRAIL
BRYCEVILLE, FL 32009

2023

51-2N-25-4170-0031-0000

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

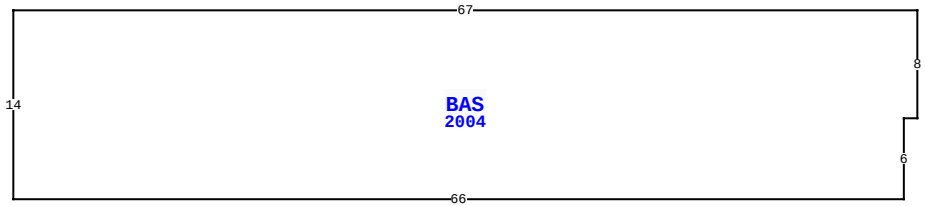
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	932	17,738
TOTALS	932		932	17,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	932	97.6000	63.44	59,126	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 932 HX Base Yr



45153 JAMES ST, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,738
TOTAL MARKET OB/XF VALUE	1,467
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	39,205
SOH/AGL Deduction	12,827
ASSESSED VALUE	26,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,378
TOTAL JUST VALUE	39,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4288	MH MOVE-ON	0	04/01/2004
P7834	NEW CONSTR	0	04/01/2004
MH98	MH MOVE-ON	0	10/01/1998
MH982159	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0160	2/10/2023	QC	U	I	11	100
GRANTOR: WHITE LORETTA K						
GRANTEE: LAWRENCE WILLIAM L						
0538/1104	3/16/1988	WD	U	I	09	12,000
GRANTOR: SAPP RONALD W						
GRANTEE: WHITE JERRY & L K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W67 S14 E66 N6 E1 N8 $.

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	0	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
2	1242	WD DECK A	0	0	5	7	35.00	SF	10.00	10.00	100	1990	1990	3	20	70	
3	0681	POLE SHED	0	0	12	8	96.00	SF	15.00	15.00	100	1998	1998	3	27	389	
4	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	1995	1995	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 1,467

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	0006	RM	0.00	0.00	2.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS