LOT 48
IN OR 1076/367
J P PAGE SUB PB 3/20

PRICE KATHRYNE SHEARER-
45088 ANNIE LAURA STREET
CALLAHAN, FL 32011

2023

51-2N-25-4170-0048-0000

BUILDING CHARACTERISTICS

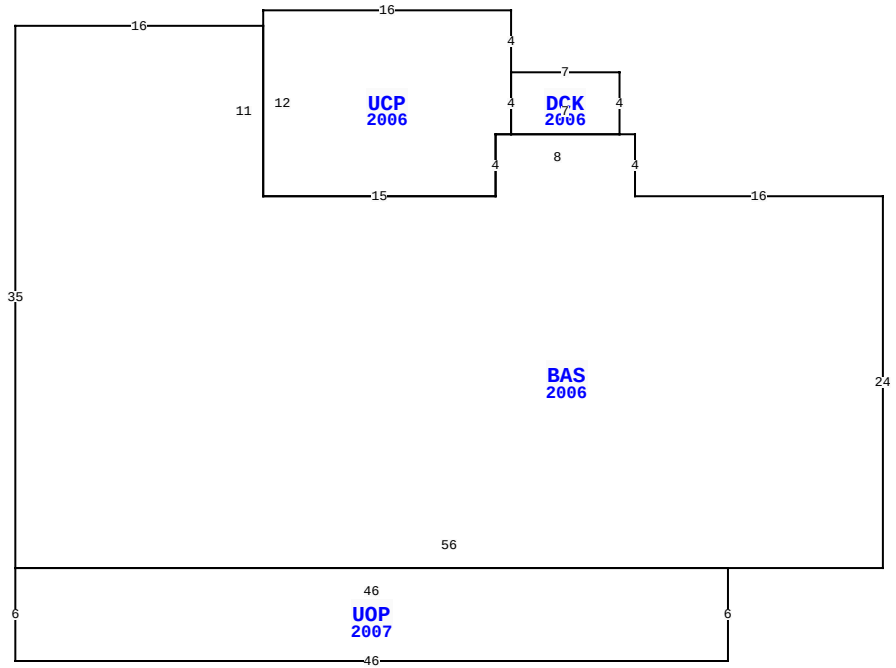
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,556	100	1,556	18,733
DCK	28	15	4	48
UCP	188	20	38	458
UOP	276	25	69	831
TOTALS	2,048		1,667	20,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,667	61.7400	40.13	66,897	1964	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1556 HX Base Yr 2010



45088 ANNIE LAURA ST, CALLAHAN

BLD DATE	05/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		20,069
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		30,069
SOH/AGL Deduction		11,705
ASSESSED VALUE		18,364
TOTAL EXEMPTION VALUE	HX HB	18,364
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		30,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		24,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/0367	8/21/2002	QC	U	V	07	100
GRANTOR: SHEARER FRANK R JR						
GRANTEE: SHEARER-PRICE KATHR						
1010/0277	10/01/2001	QC	U	V	01	2,500
GRANTOR: SHEARER FRANK R						
GRANTEE: SHEARER-PRICE KATHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 N4 W1 DCK=[YR=2006] N4 W7 UCP=[YR=2006] N4 W16 S12 E15 N4 E1 N4$ S4 E7$ W8 S4 W15 N11 W16 S35 UOP=[YR=2007] S6 E46 N6 W46 $ E56 N24$.

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	100	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 08/02/2023 BY SYS