IN OR 2670/227
EX R/W OR 1035/1335

RYALS DONNY JR
447689 US HWY 301
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

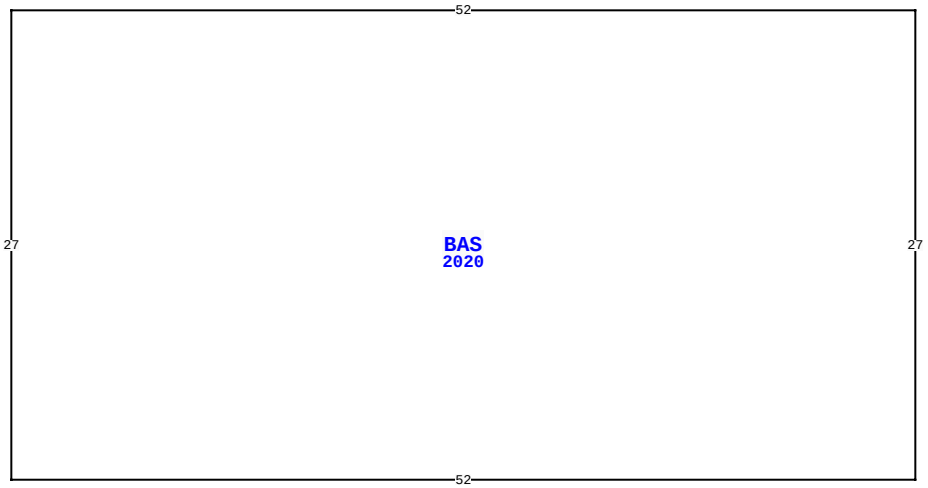
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	143,160
TOTALS	1,404		1,404	143,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	140.1600	105.12	147,588	2015	2020	0	0	0	3.00	97.00

3 M/H 94+ – 100% - 2024 Heated Area: 1404 HX Base Yr



447689 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,160
TOTAL MARKET OB/XF VALUE		2,622
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		181,782
SOH/AGL Deduction		0
ASSESSED VALUE		181,782
TOTAL EXEMPTION VALUE	13	181,782
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155646	MH MOVE-ON	0	06/30/2015
MHU95950	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2670/227	9/22/2023	WD	Q	I	01	245,000
GRANTOR: HERREN TYLER &						
GRANTEE: RYALS DONNY JR						
2377/1374	7/20/2020	WD	Q	I	01	165,200
GRANTOR: MILLER DWAINE K						
GRANTEE: HERREN TYLER & HANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

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	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
3	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	2002	2002	3	30	864	
4	0751	UOP	0	100	12	10	120.00	SF	5.00	5.00	100	2019	2020	3	93	558	

LAND DESCRIPTION

TOTAL OB/XF 2,622

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,000							

REVIEW DATE 03/03/2020 BY WWA Total Acres: 1.20 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/06/2024 BY SYS