IN OR 828 PG 1123
R673818 & R673819

DENMARK ERNEST R & JANICE A
44029 COTTONTAIL TRAIL
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0270

BUILDING CHARACTERISTICS

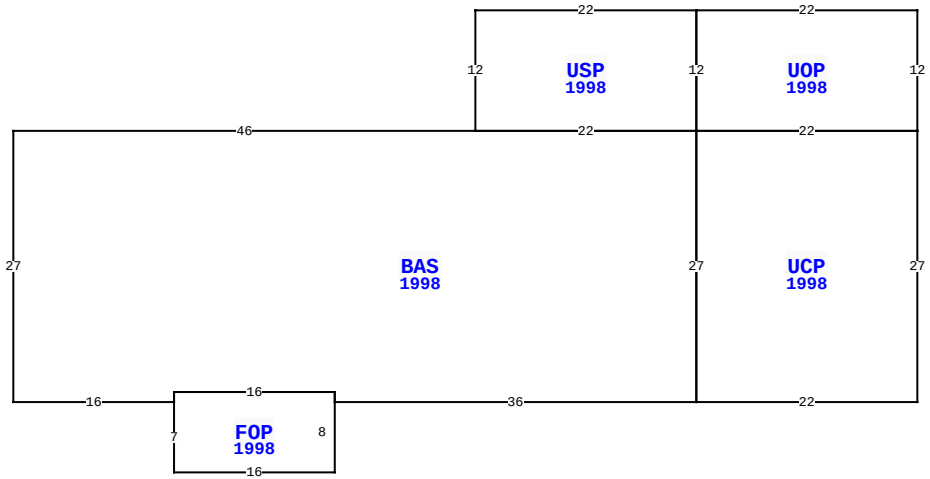
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,820	100	1,820	57,789
FOP	128	30	38	1,207
UCP	594	20	119	3,779
UOP	264	25	66	2,096
USP	264	50	132	4,191
TOTALS	3,070		2,175	69,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,175	141.1200	105.84	230,202	1994	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1999 Heated Area: 1820 HX Base Yr 1999



44029 COTTONTAIL TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		69,061
TOTAL MARKET OB/XF VALUE		3,097
TOTAL LAND VALUE - MARKET		32,700
TOTAL MARKET VALUE		104,858
SOH/AGL Deduction		44,966
ASSESSED VALUE		59,892
TOTAL EXEMPTION VALUE	HX HB	34,892
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982122	MH MOVE-ON	0	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0828/1123	4/02/1998	WD	U	V	07	100
GRANTOR: HIGGINBOTHAM DOLORES						
GRANTEE: DENMARK ERNEST & JA						
0822/1258	2/17/1998	WD	U	V	06	100
GRANTOR: WILLIAMS DOLORES & RA						
GRANTEE: DENMARK ERNEST & JA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W22 USP=[YR=1998] W22 S12 BAS=[YR=1998] W46 S27 E16 FOP=[YR=1998] S7 E16 N8 W16 S1$ N1 E16 S1 E36 UCP=[YR=1998] E22 N27 W22 S27$ N27 W22$ E22 N12$ S12 E22 N12$.

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	8	14	112.00	SF	15.00	15.00	100	1998	1998	3	26	437	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 3,097

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	0007	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,700							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/06/2024 BY SYS