IN OR 1361/974

BURKE SHIRLEY &/PURVIS DAVID
44219 COTTONTAIL TRAIL
CALLAHAN, FL 32011

2024

01-1N-24-0000-0003-0300

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	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	03	Quality Level 03

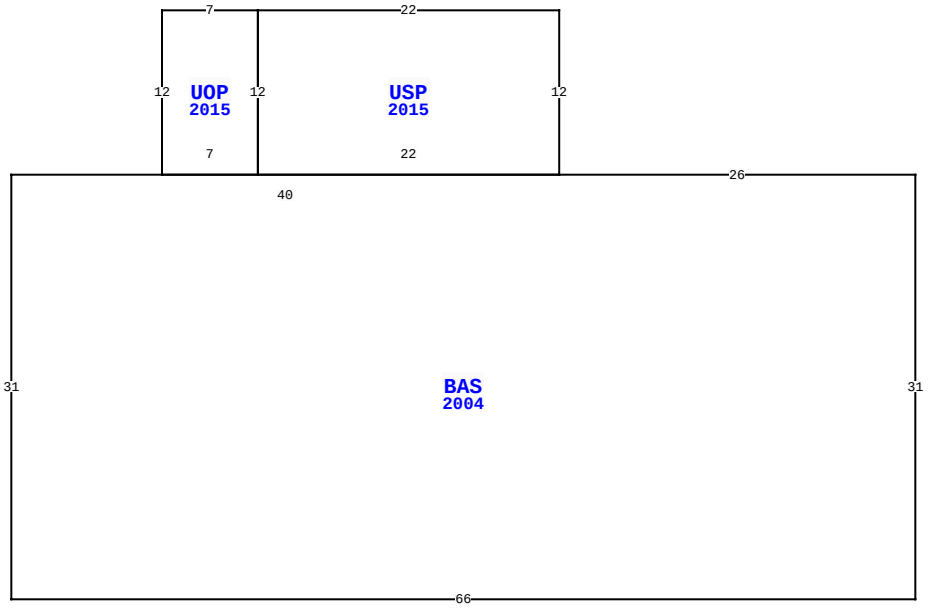
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	93,838
UOP	84	25	21	963
USP	264	50	132	6,054
TOTALS	2,394		2,199	100,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,199	117.6000	88.20	193,952	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 2005 Heated Area: 2046 HX Base Yr 2005



44219 COTTONTAIL TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		188,872
TOTAL MARKET OB/XF VALUE		7,339
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		276,211
SOH/AGL Deduction		82,727
ASSESSED VALUE		193,484
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		138,484
TOTAL JUST VALUE		276,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530930	CARPORT	0	08/31/2015
M8552	H/AC	0	08/01/2004
MH044438	MH MOVE-ON	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0974	10/25/2005	WD	U	I	07	100
GRANTOR: BURKE SHIRLEY						
GRANTEE: BURKE SHIRLEY & DAV						
1300/0511	3/07/2005	WD	U	I	01	60,000
GRANTOR: BURKE SHIRLEY						
GRANTEE: PURVIS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 USP=[YR=2015] N12 W22 UOP=[YR=2015] W7 S12 E7 N12$ S12 E22 $ W40 S31 E66 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	1243	WD DECK F	0	100	0	0	96.00	SF	8.00	8.00	100	2013	2013	3	60	461	
3	0811	CONCRETE B	0	100	30	27	810.00	SF	5.20	5.20	100	2010	2010	3	91	3,833	

LAND DESCRIPTION

TOTAL OB/XF 7,339

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

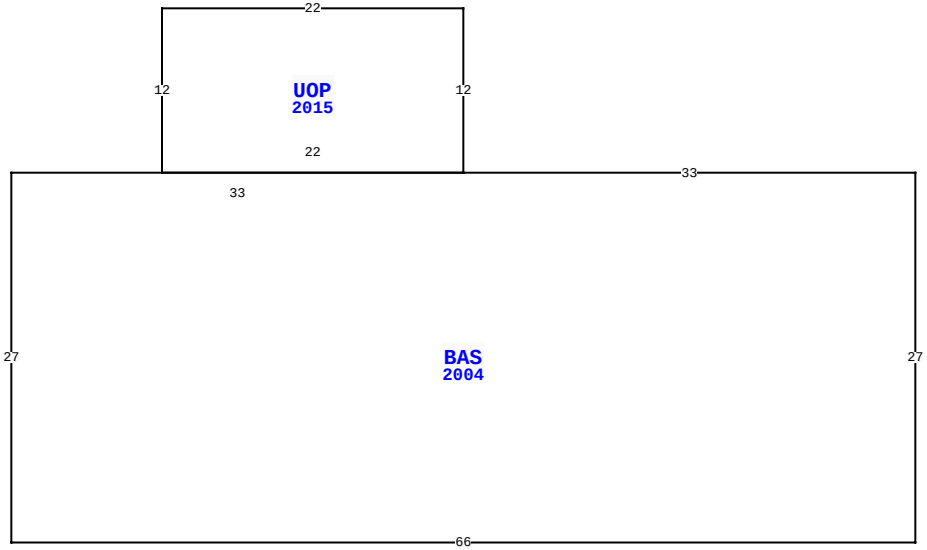
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	84,873
UOP	264	25	66	3,143
TOTALS	2,046		1,848	88,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	117.6000	88.20	162,994	2004	2004	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2005 Heated Area: 1782 HX Base Yr 2005



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1300/0511	3/07/2005	WD	U	I	01	60,000
GRANTOR: BURKE SHIRLEY						
GRANTEE: PURVIS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W33 UOP=[YR=2015] N12 W22 S12 E22$ W33 S27 E66 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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