

ARMSTRONG CHRISTOPHER & TRACI
44101 COTTONTAIL TRAIL
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo08SHT VINYL 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories0 0 100

Units0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2961001,296104,859

TOTALS1,2961,296104,859

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1000115CSFR ACRES100OR0.000.001.41AC1.001.0030,000.0030,000.0042,300

REVIEW DATE02/29/2024BYWWA

Total Acres: 1.41Total Land Value: 42,300Market: 0Agricultural: 0Common: 42,300PRINTED 08/06/2024 BY SWS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,296116.000087.00112,75220182018007.0093.00

1 M/H 94+ - 100% - 2019Heated Area: 1296HX Base Yr 2019

BAS2018

44101 COTTONTAIL TR, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE104,859

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET42,300

TOTAL MARKET VALUE147,159

SOH/AGL Deduction56,380

ASSESSED VALUE90,779

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE40,779

TOTAL JUST VALUE147,159

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE142,273

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2190/15274/17/2018WDUUV11100

GRANTOR:HIGGINBOTHAM NORWOOD

GRANTEE:ARMSTRONG CHRISTOPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W48 S27 E48 N27\$.