W1/2 OF SE1/4 OF SW1/4 OF
SE1/4 PARS 6 & 6-2
IN OR 1665/834

RAY PATRICK LYNN
29 ARBROTH STREET
BOSTON, MA 02122

2024

01-1N-24-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

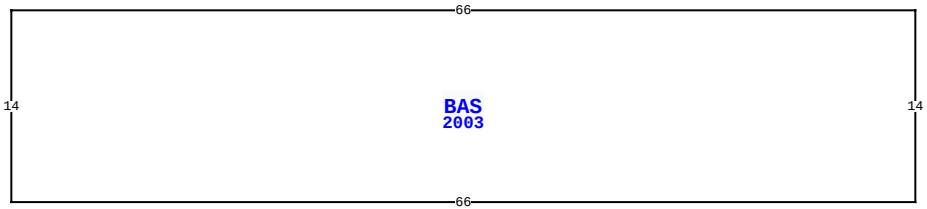
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	40,402
TOTALS	924		924	40,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	116.6000	87.45	80,804	2002	2002	0	0	0	50.00	50.00

2 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



44055 GO GATOR TR, 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	40,402
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,200
TOTAL MARKET VALUE	116,602
SOH/AGL Deduction	14,014
ASSESSED VALUE	102,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,588
TOTAL JUST VALUE	116,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7584	REMODEL	0	07/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1665/0834	3/03/2010	PR	U	I	30	100
GRANTOR: RAY PATRICK LYNN P/R						
GRANTEE: RAY PATRICK LYNN						
0369/0325	9/21/1982	WD	U	I	18	6,500
GRANTOR: MALLARD R ARNOLD & ID						
GRANTEE: RAY JOHNNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S14 E66 N14$.

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	0	0005	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.54 Total Land Value: 76,200 Market: 0 Agricultural: 0 Common: 76,200 PRINTED 08/06/2024 BY SYS