LOT 1359
IN OR 1768/1667
2006 NOBI DW/MH

DEVEREAUX DAVID A & MALLORY R
34043 OLD BALDWIN RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1359-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

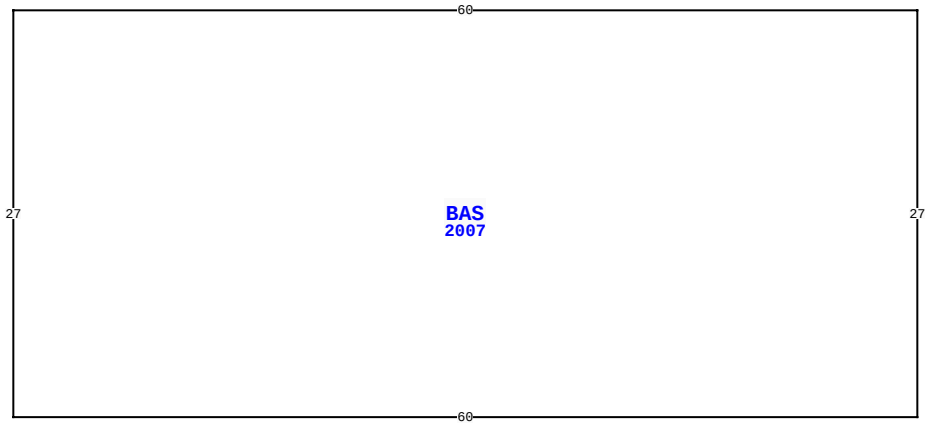
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	86,537
TOTALS	1,620		1,620	86,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	122.8000	92.10	149,202	2006	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2012 Heated Area: 1620 HX Base Yr 2012



34043 OLD BALDWIN RD, 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		86,537
TOTAL MARKET OB/XF VALUE		16,987
TOTAL LAND VALUE - MARKET		65,400
TOTAL MARKET VALUE		168,924
SOH/AGL Deduction		84,251
ASSESSED VALUE		84,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,673
TOTAL JUST VALUE		168,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4943	CO ISSUED	0	05/01/2007
MH4943	MH MOVE-ON	0	05/01/2007
M12942	MECH OTHER	0	05/01/2007
7970	MH MOVE-ON	26,000	11/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1768/1667	12/09/2011	WD	U	I	12	75,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: DEVEREAUX DAVID A &						
1670/0629	4/05/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S27 E60 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0681	POLE SHED	0	100	0	0	528.00	SF	15.00	15.00	100	2017	2017	3	84	6,653	
3	0753	UEP	0	100	30	16	480.00	SF	22.00	22.00	100	2013	2013	3	71	7,498	
4	1242	WD DECK A	0	100	0	0	140.00	SF	10.00	10.00	100	2016	2016	3	74	1,036	

LAND DESCRIPTION

TOTAL OB/XF 16,987

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	2.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,400							

REVIEW DATE 03/25/2022 BY TWA Total Acres: 2.18 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 08/06/2024 BY SYS