IN OR 1999/844
1998 FLEET SW/MH
PAR 4-3 SEC 2 & PAR 1-4 SEC 3

WILLIAMS JAMES M & CATHY L
36127 MATT DYLAN DR
CALLAHAN, FL 32011

2024

02-2N-24-0000-0004-0030

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 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	04	Quality Level 04

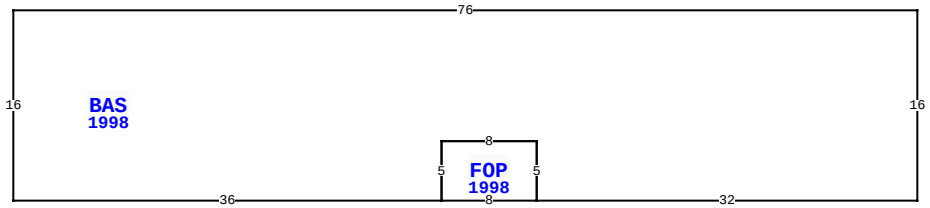
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	61,849
FOP	40	30	12	631
TOTALS	1,216		1,188	62,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,188	134.8600	101.14	120,154	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 0% - 0 Heated Area: 1176 HX Base Yr



452420 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	62,480
TOTAL MARKET OB/XF VALUE	3,609
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	96,089
SOH/AGL Deduction	19,515
ASSESSED VALUE	76,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,574
TOTAL JUST VALUE	96,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982206	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1999/0844	7/30/2015	WD	Q	I	01	50,000
GRANTOR: LAYDEN JOHNNIE F						
GRANTEE: WILLIAMS JAMES MATT						
1401/1674	4/05/2006	QC	U	I	01	100
GRANTOR: LAYDEN JOHNNIE F & MA						
GRANTEE: LAYDEN JOHNNIE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E36 FOP=[YR=1998] E8 N5 W8 S5$ N5 E8 S5 E32 N16$.

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	0751	UOP	0	0	8	14	112.00	SF	4.40	4.40	100	1995	1995	3	23	113	
2	0680	POLE SHED	0	0	36	12	432.00	SF	10.00	10.00	100	2002	2002	3	30	1,296	
3	0810	CONCRETE A	0	0	20	18	360.00	SF	6.50	6.50	100	2013	2013	3	94	2,200	

LAND DESCRIPTION

TOTAL OB/XF 3,609

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS