PT OR 843/29
1991 FLWD SW/MH

SHAFFER JIMMY R
36049 MATT DYLAN DR
CALLAHAN, FL 32011

2024

02-2N-24-0000-0004-0060

BUILDING CHARACTERISTICS

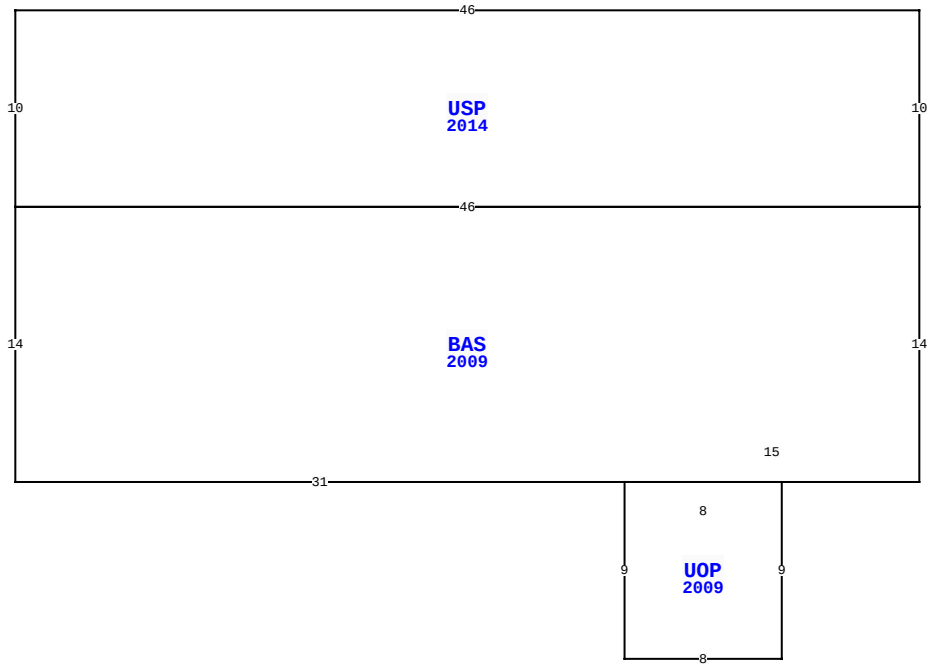
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	644	100	644	26,612
UOP	72	25	18	744
USP	460	50	230	9,504
TOTALS	1,176		892	36,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	892	122.9800	86.09	76,792	1991	2001	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2018 Heated Area: 644 HX Base Yr 2018



36049 MATT DYLAN DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,860
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		56,860
SOH/AGL Deduction		34,607
ASSESSED VALUE		22,253
TOTAL EXEMPTION VALUE	HX HB	22,253
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0843/0029	7/30/1998	WD	U	I	09	40,000
GRANTOR: SHAFFER JAMES E						
GRANTEE: SHAFFER JIMMY R						
0704/1925	5/19/1994	QC	U	I	06	100
GRANTOR: SHAFFER JAMES & VIRGI						
GRANTEE: SHAFFER JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2014] W46 S10 BAS=[YR=2009] S14 E31 UOP=[YR=2009]
S9 E8 N9 W8$ E15 N14 W46$ E46 N10$.

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
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS