THAT PT OF SW1/4 OF SW1/4
OF NW1/4 SO OF COUNTY ROAD
IN OR 2626/631

LEE TAMMY L/E/
44280 MCKENDREE DR
CALLAHAN, FL 32011

2024

02-2N-24-0000-0005-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

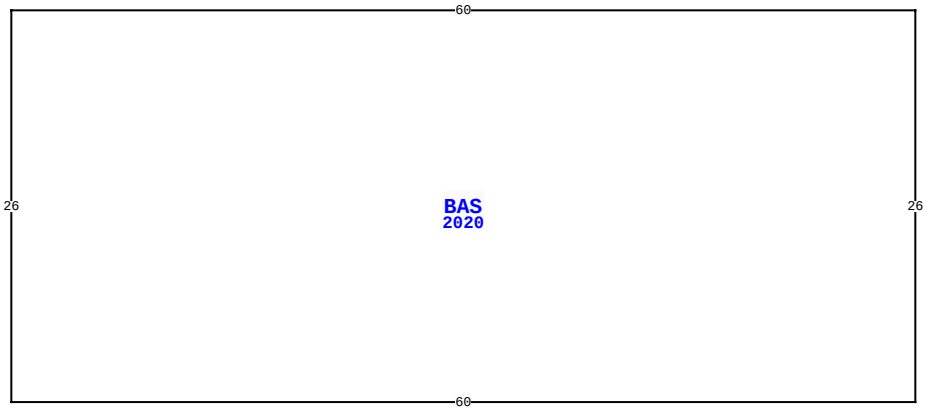
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	94,826
TOTALS	1,560		1,560	94,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	122.8000	92.10	143,676	2010	2010	0	0	0	34.00	66.00

2 M/H 94+ – 0% - 2023 Heated Area: 1560 HX Base Yr



452387 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	94,826
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	127,826
SOH/AGL Deduction	0
ASSESSED VALUE	127,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,826
TOTAL JUST VALUE	127,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5183	CO ISSUED	0	05/05/2009
MH5183	MH MOVE-ON	0	04/01/2009
E21741	ELEC OTHER	0	04/01/2009
M14496	MECH OTHER	0	04/01/2009
P13733	OTHER	0	04/01/2009
MH2970	MH MOVE-ON	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2626/0631	3/21/2023	LE	U	I	11	100
GRANTOR: LEE TAMMY						
GRANTEE: SELPH CASEY LEE						
2626/0630	3/21/2023	PR	U	I	11	100
GRANTOR: LEE TAMMY PR OF JOE L						
GRANTEE: LEE TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W60 S26 E60 N26$.

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	0004	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,000							

REVIEW DATE 07/20/2021 BY TW Total Acres: 1.10 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 08/06/2024 BY SYS