

LOT 1
IN OR 1790/1477
MH/ID N89669A & N89669B

SPIRES ROBERT
44441 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

03-1N-25-1421-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 80	
Interior Floo	08	SHT VINYL 20	
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	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,512	100	1,512
			SUBAREA MARKET VALUE
			64,266
TOTALS	1,512		1,512
			64,266

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,512	123.2000	92.40	139,709	2000	2000	0	0	54.00	46.00	
1 M/H 94+ - 0% - 0												
Heated Area: 1512												
HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			64,266
TOTAL MARKET OB/XF VALUE			128
TOTAL LAND VALUE - MARKET			49,700
TOTAL MARKET VALUE			114,094
SOH/AGL Deduction			6,918
ASSESSED VALUE			107,176
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			107,176
TOTAL JUST VALUE			114,094
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003023	MH MOVE-ON	0	03/01/2000
MH971888	MH MOVE-ON	0	01/08/1997
MH961251	MH MOVE-ON	0	05/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1790/1477	4/20/2012	WD Q	Q	I	01	63,000
GRANTOR: BECKHAM RACHEL						
GRANTEE: SPIRES ROBERT						
0781/0890	1/07/1997	WD Q	Q	I		24,000
GRANTOR: CRAVEY JAMES J						
GRANTEE: BECKHAM RACHEL						

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
1	1242	WD DECK A	0	0	8	8			10.00	100	2000	2000	3	20	128	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
54233 CHURCH RD, CALLAHAN					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2000] W56 S27 E56 N27 \$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	35,000.00	35,000.00	49,700								