PT OF NE1/4 HMMT 2003 DW/MH
L/E OR 1901/1430
EX R/W IN OR 236/677

EVERS JANICE L/E/
452665 OLD DIXIE HWY
CALLAHAN, FL 32011

**2024**

**03-2N-24-0000-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

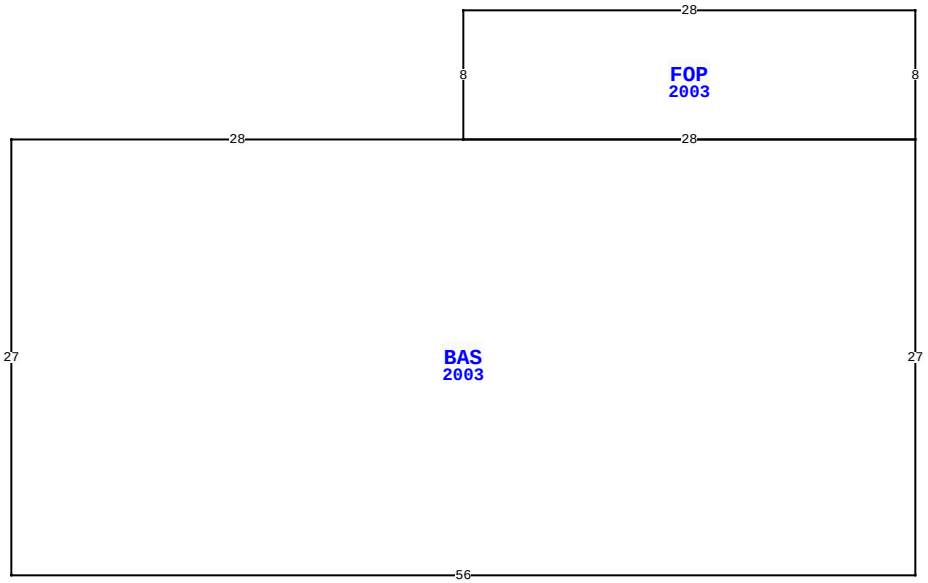
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 82,649 |
| FOP | 224 | 30 | 67 | 3,662 |
| TOTALS | 1,736 | | 1,579 | 86,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,579 | 140.1600 | 105.12 | 165,984 | 2003 | 2003 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2003 Heated Area: 1512 HX Base Yr 2003




452665 OLD DIXIE HWY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 86,312 |
| TOTAL MARKET OB/XF VALUE | | 13,209 |
| TOTAL LAND VALUE - MARKET | | 157,280 |
| TOTAL MARKET VALUE | | 256,801 |
| SOH/AGL Deduction | | 118,704 |
| ASSESSED VALUE | | 138,097 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 83,097 |
| TOTAL JUST VALUE | | 256,801 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 254,649 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH971747 | MH MOVE-ON | 0 | 05/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1901/1430 | 1/21/2014 | QC | U | I | 11 | 100 |

GRANTOR: EVERS JANICE
GRANTEE: ROBERTS KRIS A

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2003] W28 S8 BAS=[YR=2003] W28 S27 E56 N27 W28$ E28 N8$ .

## 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 | 0510 | GARAGE WD- | 0 | 100 | 24 | 24 | 576.00 | SF | 35.00 | 35.00 | 100 | 2002 | 2002 | 3 | 30 | 6,048 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,182.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 3,924 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 87 | 3,045 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 12 | 4 | 48.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 40 | 192 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,209

| 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 | 000115 | C | SFR ACRES | 100 | 0006 | OR | 0.00 | 0.00 | 9.83 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 157,280 | | | | | | | |

REVIEW DATE 09/12/2019 BY TWA Total Acres: 9.83 Total Land Value: 157,280 Market: 0 Agricultural: 0 Common: 157,280 PRINTED 08/06/2024 BY SYS