PT OF NE1/4 OF NW1/4
IN OR 742 PG 922
(EX OR 2134/237)

HOSKISON DEBORAH INEZ/GRIFFIN STACY SUZANNE
36444 ELLIOTT RD
CALLAHAN, FL 32011

2024

03-2N-24-0000-0004-0040

BUILDING CHARACTERISTICS

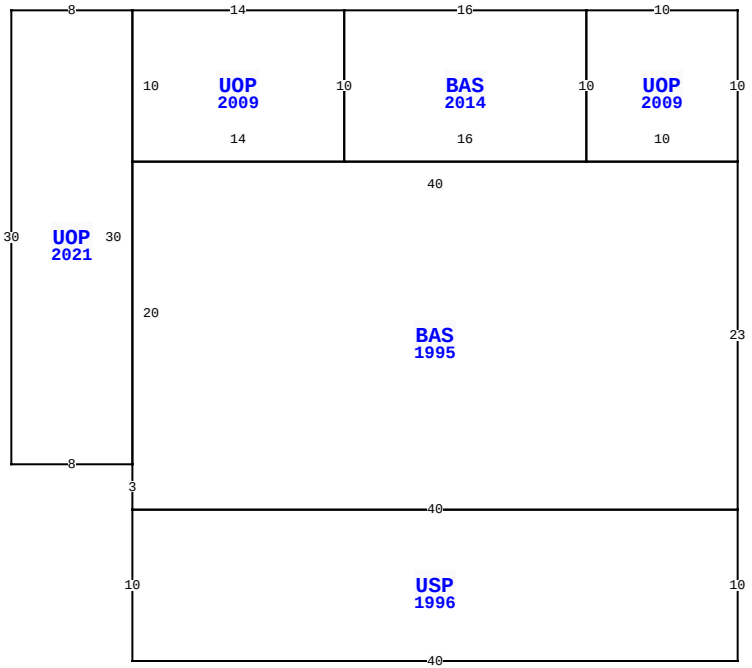
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	920	100	920	27,859
BAS	160	100	160	4,845
UOP	100	25	25	757
UOP	140	25	35	1,060
UOP	240	25	60	1,817
USP	400	50	200	6,056
TOTALS	1,960		1,400	42,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,400	123.6000	86.52	121,128	1986	1996	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1080 HX Base Yr



36444 ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		42,395
TOTAL MARKET OB/XF VALUE		5,417
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		94,612
SOH/AGL Deduction		48,169
ASSESSED VALUE		46,443
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,443
TOTAL JUST VALUE		94,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003303	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1994	10/04/2021	QC	U	I	11	100
GRANTOR: HOSKISON DEBORAH INEZ						
GRANTEE: HOSKISON DEBORAH I						
0742/0922	10/26/1995	PR	U	V	01	100
GRANTOR: HOSKISON DEBORAH INEZ						
GRANTEE: HOSKISON DEBORAH IN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W10 BAS=[YR=2014] W16 UOP=[YR=2009] W14
UOP=[YR=2021] W8 S30 E8 BAS=[YR=1995] S3 USP=[YR=1996] S10
E40 N10 W40$ E40 N23 W40 S20$ N30$ S10 E14 N10$ S10 E16 N10$
S10 E10 N10$.

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	0681	POLE SHED	0	100	0	0	760.00	SF	9.00	9.00	100	2001	2001	3	29	1,984	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	2014	2014	3	95	2,470	
3	0810	CONCRETE A	0	100	0	0	156.00	SF	6.50	6.50	100	2015	2015	3	95	963	

LAND DESCRIPTION

TOTAL OB/XF 5,417

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	100	0005	OR	0.00	0.00	1.56	AC		1.00	1.00	1.00	30,000.00	30,000.00	46,800							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.56 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 08/06/2024 BY SYS