

TRACT 4
IN OR 979/590
2001 SKY0-TW

BUSKE LYNN DIANE
44838 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2755-0004-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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	06	Quality Level 06		
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	1,716	100	1,716	94,122
DCK	160	15	24	1,316
UOP	260	25	65	3,565
TOTALS	2,136		1,805	99,003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,805	152.3600	114.27	206,257	2001	2001	0	0	52.00	48.00
1 M/H 94+ - 100% - 2018 Heated Area: 1716 HX Base Yr 2018											

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 6							Tax Dist:					
BUILDING MARKET VALUE							106,773					
TOTAL MARKET OB/XF VALUE							18,033					
TOTAL LAND VALUE - MARKET							35,035					
TOTAL MARKET VALUE							159,841					
SOH/AGL Deduction							71,687					
ASSESSED VALUE							88,154					
TOTAL EXEMPTION VALUE							HX HB SX		88,154			
BASE TAXABLE VALUE							0					
TOTAL JUST VALUE							159,841					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							157,435					

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