

TRACT 12
IN OR 1977/1955
CHARWOOD ESTATES PB 4/65

CUMMINGS SANDRA
44598 ARTESIAN BLVD
CALLAHAN, FL 32011

2024

04-1N-25-2755-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100

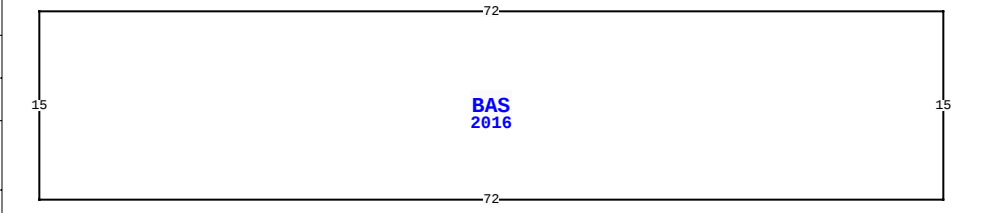
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	85,576
TOTALS	1,080		1,080	85,576

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000200	C	MBL HM SUB	100	0006	RM	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	124.3000	93.22	100,678	2016	2016	0	0	0	15.00	85.00
2 M/H 94+ - 100% - 2017					Heated Area: 1080				HX Base Yr 2017			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		85,576	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		120,576	
SOH/AGL Deduction		47,988	
ASSESSED VALUE		72,588	
TOTAL EXEMPTION VALUE		HX HB 47,588	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		120,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,574	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165710	CO ISSUED	0	02/03/2016
MH165710	MH MOVE-ON	2,012,016	02/01/2016
B1530026	DEMOLITION	5,200	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1955	3/23/2015	QC	U	I	11	100
GRANTOR: HSBC BANK USA N A TRU						
GRANTEE: CUMMINGS SANDRA						
1919/0229	5/27/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HSBC BANK USA N A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W72 S15 E72 N15\$.									