

OLDAKER KATHY W
44187 PINEBREEZE CIRCLE
CALLAHAN, FL 32011

04-1N-25-2786-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10014CARPET 9008SHT VINYL 1003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 100

CONSTRUCTION

03MOBILE HOME

MKT AREA08

8006.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,7321001,73273,326UCP648201305,504USP10850542,286

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,916117.600088.20168,991199620010052.0048.00

1 M/H 94+ - 100% - 2012Heated Area: 1732HX Base Yr 2012

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/30/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE81,116TOTAL MARKET OB/XF VALUE14,893TOTAL LAND VALUE - MARKET60,300TOTAL MARKET VALUE156,309SOH/AGL Deduction81,735ASSESSED VALUE74,574TOTAL EXEMPTION VALUEHX HB49,574BASE TAXABLE VALUE25,000TOTAL JUST VALUE156,309NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE154,944

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSNCD SALE PRICE1269/034810/27/2004PRUI01100GRANTOR: OLDAKER KATHY P/RGRANTEE: OLDAKER KATHY W0758/16825/06/1996WDQV18,000GRANTOR: MEARES ROBERT E & SHA GRANTEE: WOODHAM NEELY L

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1996] W24 USP=[YR=2001] W4 BAS=[YR=1996] W64 S27E24 S1 E4 N1 E36 N27 \$ S27 E4 N27 \$ S27 E24 N27 \$.

LAND DESCRIPTION

TOTAL OB/XF14,893

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000115CSFR ACRES1000006OR0.000.001.34AC1.001.001.0045,000.0045,000.0060,300

REVIEW DATE07/25/2022BYKBA

Total Acres: 1.34Total Land Value: 60,300Market: 0Agricultural: 0Common: 60,300PRINTED 08/06/2024 BY SYS