LOTS 110 111 & 109
IN OR 1322/543
2005 MERT DW/MH

TIMMONS MARY M &/BELCHER MARK A
44007 MAYHAW ROAD
CALLAHAN, FL 32011

2024

06-1N-25-199S-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

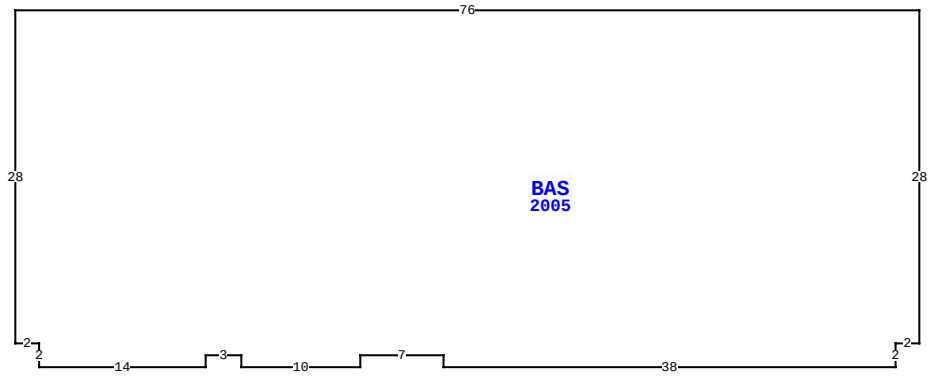
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2,262	128,750
TOTALS	2,262		2,262	128,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,262	135.5200	101.64	229,910	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 2262 HX Base Yr 2007



44007 MAYHAW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,750
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		221,865
SOH/AGL Deduction		114,518
ASSESSED VALUE		107,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,347
TOTAL JUST VALUE		221,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0543	6/03/2005	WD	Q	V	09	23,700

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: TIMMONS MARY M & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S28 E2 S2 E14 N1 E3 S1 E10 N1 E7 S1 E38 N2 E2 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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	RM	0.00	0.00	3.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS