

LOTS 115 & 116
IN OR 1962/194
2001 JACO DW/MH

SNIPES ANIETA O
44025 MAYHAW LANE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		5 100
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	2,108	100	2,108	141,410
BAS	424	100	424	28,443
FOP	200	30	60	4,025
FOP	274	30	82	5,500
UOP	368	25	92	6,172

TOTALS	3,374		2,766	185,550
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0351	CARPORT MT	0 100	20	24	480.00	SF	3.00	
3	0510	GARAGE WD-	0 100	36	12	432.00	SF	35.00	
4	0810	CONCRETE A	0 100	0	0	94.00	SF	6.50	
5	0940	SHEDS/PORT	0 100	7	9	63.00	SF	18.30	
6	0681	POLE SHED	0 100	14	28	392.00	SF	15.00	
7	0681	POLE SHED	0 100	36	14	504.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000102	C	SFR/MH	100	0005	RM	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,766	135.5200	101.64	281,136	2001	2010	0	0	0	34.00	66.00	
1 M/H 94+ - 100% - 2008													
Heated Area: 2532													
HX Base Yr													

44025 MAYHAW LN, CALLAHAN	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2001	2001	3	85	2,975	
2	0351	CARPORT MT	0 100	20	24	480.00	SF	3.00	3.00	100	2002	2002	3	20	288	
3	0510	GARAGE WD-	0 100	36	12	432.00	SF	35.00	35.00	100	2002	2002	3	30	4,536	
4	0810	CONCRETE A	0 100	0	0	94.00	SF	6.50	6.50	100	2011	2011	3	92	562	
5	0940	SHEDS/PORT	0 100	7	9	63.00	SF	18.30	18.30	100	2008	2008	3	35	404	
6	0681	POLE SHED	0 100	14	28	392.00	SF	15.00	15.00	100	2008	2008	3	52	3,058	
7	0681	POLE SHED	0 100	36	14	504.00	SF	15.00	15.00	100	2008	2008	3	52	3,931	

TOTAL OB/XF													15,754		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										185,550	
TOTAL MARKET OB/XF VALUE										15,754	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										261,304	
SOH/AGL Deduction										0	
ASSESSED VALUE										261,304	
TOTAL EXEMPTION VALUE										13	261,304
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										261,304	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										275,126	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001600	ADDITION	40,000	08/01/2017
B25066	ADDITION	0	08/01/2011
E9446	NEW CONSTR	0	04/01/2002
MH3767	MH MOVE-ON	0	03/01/2002
M5803	H/AC	0	03/01/2002
P5426	NEW CONSTR	0	03/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1962/0194	1/05/2015	QC	U	I	11	100	
GRANTOR: SNIPES CHARLES HENRY							
GRANTEE: SNIPES CHARLES HENR							
1500/1940	5/24/2007	WD	Q	I		131,900	
GRANTOR: MORGAN PATRICIA							
GRANTEE: SNIPES CHARLES H &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W5 UOP=[YR=2011] N16 W23 S16 E23\$ W63 S4 BAS=[YR=2020] W16 S23 FOP=[YR=2020] S11 E38 FOP=[YR=2020] S3 E20 N10 W20 S7\$ N7 W34 U4 L4 \$ D4 R4 E12 N27\$ S27 E68 N31 \$.									