LOTS 212 & 213 2002 FTWD DWMH
IN OR 1022/1371
ESMT IN OR 2366-33

FIRTH CLARA LOUISE
44042 RED OAK CT
CALLAHAN, FL 32011

2024

06-1N-25-199S-0212-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

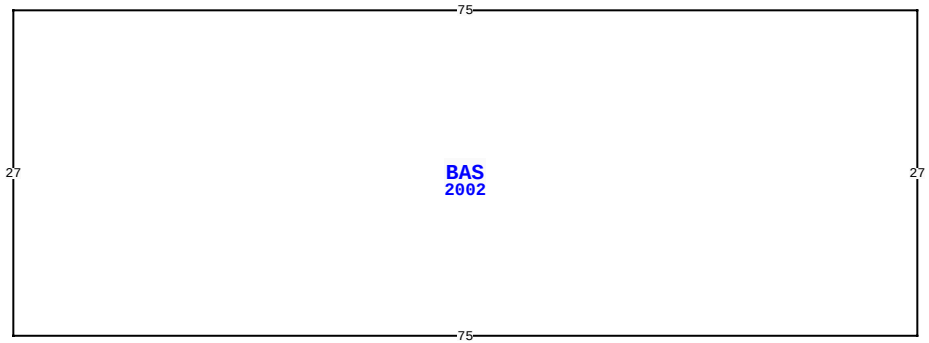
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	88,999
TOTALS	2,025		2,025	88,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,025	117.2000	87.90	177,998	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 2025 HX Base Yr 2003



44042 RED OAK CT, 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		88,999
TOTAL MARKET OB/XF VALUE		3,761
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		152,760
SOH/AGL Deduction		75,478
ASSESSED VALUE		77,282
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		22,282
TOTAL JUST VALUE		152,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5561	H/AC	0	12/01/2001
8890	NEW CONSTR	0	12/01/2001
MH3691	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1022/1371	12/04/2001	WD	Q	V		17,000

GRANTOR: HIGGINBOTHAM NORWOOD
GRANTEE: FIRTH CHALMER D & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W75 S27 E75 N27$.

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	2002	2002	3	86	3,010	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	3.00	3.00	100	2000	2000	3	20	240	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	2002	2002	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 3,761

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	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS