

LOTS 218 & 219
IN OR 1310/1728
1998 NOBI DW/MH

BENNETT REBECCA L & CHARLES V
44057 LITTLE LIVE OAK LANE
CALLAHAN, FL 32011

2024

06-1N-25-199S-0218-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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	984	100	984	48,437
BAS	280	100	280	13,783
DCK	56	15	8	394
UOP	80	25	20	984
TOTALS	1,400		1,292	63,598

EXTRA FEATURES														
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
1	1243	WD DECK F	0 100	21	12	252.00	SF	8.00	8.00	100	2002	2002	3	20

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100	0005	RM	0.00	0.00	2.00	LT		1.00	1.00	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	1,292	117.2000	87.90	113,567	1998	2005	0	0	44.00	56.00

1 M/H 94+ - 100% - 2006

Heated Area: 1264

HX Base Yr 2006

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

TOTAL OB/XF														
403														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		80,694	
TOTAL MARKET OB/XF VALUE		403	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		141,097	
SOH/AGL Deduction		65,280	
ASSESSED VALUE		75,817	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		25,817	
TOTAL JUST VALUE		141,097	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		158,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004304	GARAGE	103,113	03/18/2022
B11438	XFOB	2,478	07/01/2003
E10422	NEW CONSTR	0	11/01/2002
M6529	H/AC	0	11/01/2002
P6161	NEW CONSTR	0	11/01/2002
MH3978	MH MOVE-ON	0	10/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1310/1728	4/19/2005	WD	Q	I		74,000	
GRANTOR: MACHTLEY TIMOTHY & SH							
GRANTEE: BENNETT REBECCA L &							
1086/1202	10/10/2002	WD	Q	V		17,000	
GRANTOR: HIGGINBOTHAM NORWOOD							
GRANTEE: MACHTLEY TIMOTHY &							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2003] W2 DCK=[YR=2009] N8 W7 S8 E7 \$ W19							
BAS=[YR=2009] N14 W20 S14 E20\$ W20 S24 E23 UOP=[YR=2013] S8							
E10 N8 W10\$ E18 N24\$.							

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