BLOCK 2 LOT 11
1987 LIBE SW/MH
NASSAU PLANTATIONS UNR

BILLS RENTALS
45047 AMHURST OAKS DR
CALLAHAN, FL 32011

**2024**

**10-1N-25-2880-0002-0110**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

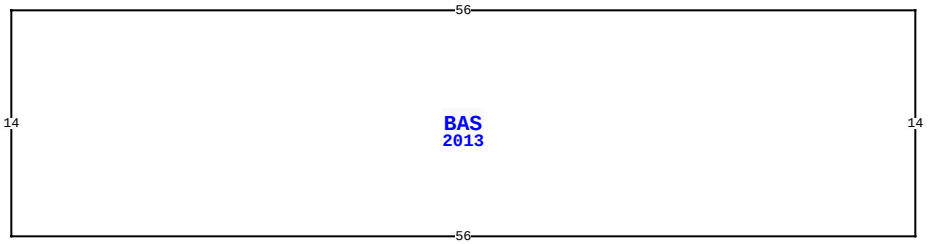
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 8025.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 19,922 |
| TOTALS | 784 | | 784 | 19,922 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 121.0000 | 84.70 | 66,405 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr




54308 HERON RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 19,922 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 54,922 |
| SOH/AGL Deduction | 17,779 |
| ASSESSED VALUE | 37,143 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 37,143 |
| TOTAL JUST VALUE | 54,922 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 53,499 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8522 | MH MOVE-ON | 16,000 | 04/26/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 3/31/2012 | CN | U | I | 11 | 100 |
| GRANTOR: CORUM ANNE S | | | | | | |
| GRANTEE: BILLS RENTALS | | | | | | |
| 1249/1583 | 8/02/2004 | QC | U | I | 06 | 100 |
| GRANTOR: O'DONNELL WILLIAM FRA | | | | | | |
| GRANTEE: CORUM ANNE S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W56 S14 E56 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS