SW1/4 IN OR 1625/36
1986 OAKS DW/MH

SWEAT DAVID
44986 PINEBREEZE CIR
CALLAHAN, FL 32011

2024

10-2N-23-0000-0015-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

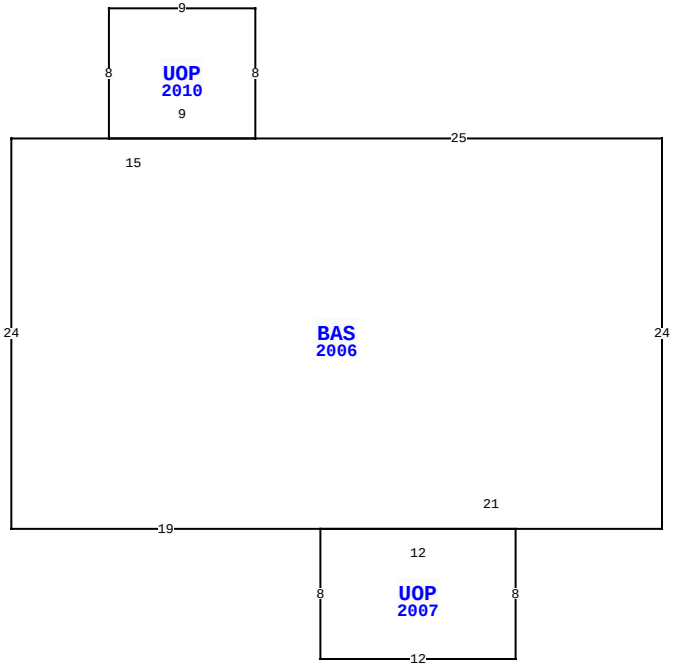
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	38,455
UOP	96	25	24	961
UOP	72	25	18	721
TOTALS	1,128		1,002	40,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,002	124.4000	87.08	87,254	1986	2000	0	0	0	54.00	46.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



22477 LORI LN, HILLIARD

BLD DATE	12/11/2007 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	40,137
TOTAL MARKET OB/XF VALUE	28,055
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	105,992
SOH/AGL Deduction	14,849
ASSESSED VALUE	91,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,143
TOTAL JUST VALUE	105,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005268	GARAGE	22,634	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1625/0036	5/21/2009	WD	Q	I	02	81,500
GRANTOR: SMITH ROLANDID & KATH						
GRANTEE: SWEAT DAVID						
1436/0452	8/10/2006	WD	U	I	11	52,000
GRANTOR: MARTIN KENNETH & CIND						
GRANTEE: SMITH ROLAND & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 UOP=[YR=2010] N8 W9 S8 E9$ W15 S24 E19
UOP=[YR=2007] S8 E12 N8 W12$ E21 N24$.

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	0510	GARAGE WD-	0	0	24	16	384.00	SF	35.00	35.00	100	1989	1989	3	20	2,688	
2	0510	GARAGE WD-	0	0	21	18	378.00	SF	35.00	35.00	100	2018	2018	3	87	11,510	
3	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2018	2018	3	87	10,962	
4	0810	CONCRETE A	0	0	18	10	180.00	SF	6.50	6.50	100	2018	2018	3	97	1,135	
5	0810	CONCRETE A	0	0	0	0	285.00	SF	6.50	6.50	100	2014	2014	3	95	1,760	

LAND DESCRIPTION

TOTAL OB/XF 28,055

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.26 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS