LOT 5 2003 JACO DW/MH
IN OR 1186/433
PERRET PLANTATION #2 PB 6/201

DAMPIER LATHAD
35239 PERRET PLANTATION ROAD
CALLAHAN, FL 32011

**2024**

**11-2N-24-1641-0005-0000**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 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 | 06 | Quality Level 06 |

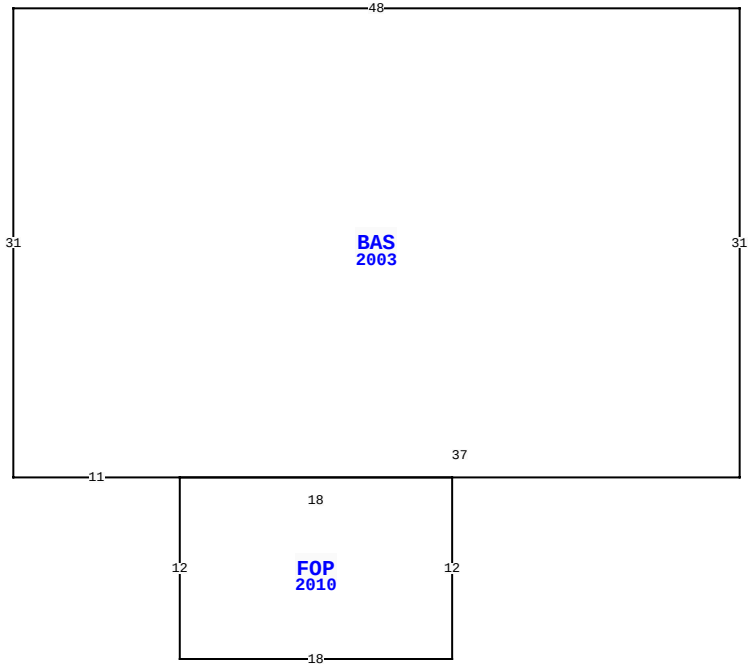
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8014.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,488 | 100 | 1,488 | 88,116 |
| FOP | 216 | 30 | 65 | 3,849 |
| TOTALS | 1,704 | | 1,553 | 91,965 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,553 | 151.8400 | 113.88 | 176,856 | 2003 | 2003 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2004 Heated Area: 1488 HX Base Yr 2004




35239 PERRET PLANTATION RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 91,965 |
| TOTAL MARKET OB/XF VALUE | | 4,741 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 126,706 |
| SOH/AGL Deduction | | 65,076 |
| ASSESSED VALUE | | 61,630 |
| TOTAL EXEMPTION VALUE | HX HB | 36,630 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 126,706 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 123,935 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B23582 | CARPORT | 11,619 | 05/01/2010 |
| MH034201 | MH MOVE-ON | 0 | 09/01/2003 |
| W03136 | MH MOVE-ON | 0 | 08/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1186/0433 | 11/04/2003 | WD | U | I | 13 | 37,000 |

GRANTOR: M E PERRET INC
GRANTEE: DAMPIER LATHAD & MA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W48 S31 E11 FOP=[YR=2010] S12 E18 N12 W18$ E37 N31$ .

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,428.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 4,741 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,741

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS