LOT 6 2000 GENERAL TW/MH
IN OR 998/235
PERRET PLANTATION #2 PB 6/201

DEMICK DAVID A
35240 PERRET PLANTATION ROAD
CALLAHAN, FL 32011

2024

11-2N-24-1641-0006-0000

BUILDING CHARACTERISTICS

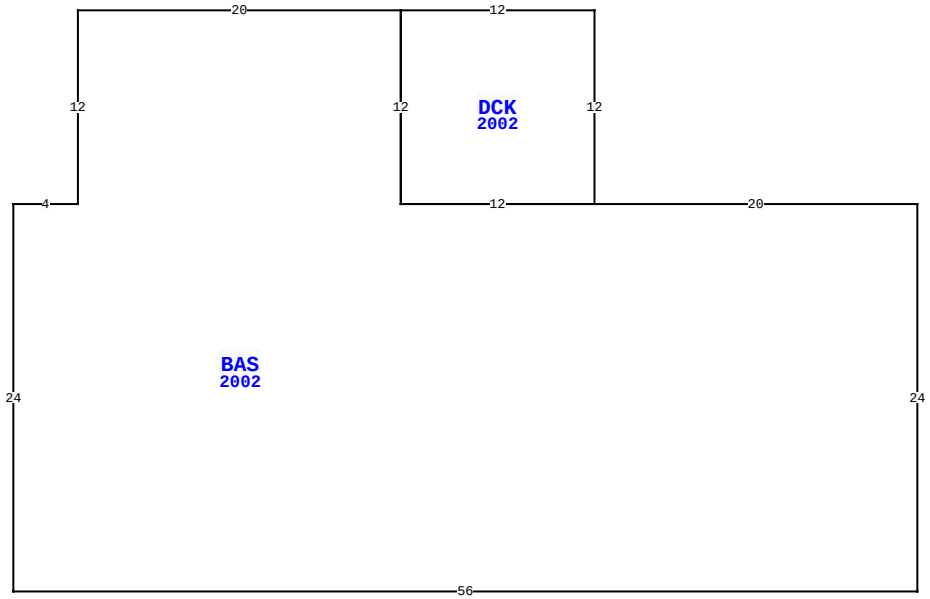
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,584	100	1,584	63,829
DCK	144	15	22	886
TOTALS	1,728		1,606	64,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,606	116.8000	87.60	140,686	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2003 Heated Area: 1584 HX Base Yr



35240 PERRET PLANTATION RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,716
TOTAL MARKET OB/XF VALUE		8,029
TOTAL LAND VALUE - MARKET		84,900
TOTAL MARKET VALUE		157,645
SOH/AGL Deduction		13,019
ASSESSED VALUE		144,626
TOTAL EXEMPTION VALUE	13	144,626
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		157,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013566	MH MOVE-ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0998/0235	7/17/2001	WD	U	I	13	38,500

GRANTOR: M E PERRET INC
GRANTEE: DEMICK DAVID A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 DCK=[YR=2002] N12 W12 S12 E12 $ W12 N12 W20 S12 W4 S24 E56 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	0812	CONCRETE C	0	100	0	0	1,171.00	SF	4.00	4.00	100	2002	2002	3	82	3,841	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2014	2014	3	65	1,248	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 8,029

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		0.00	0.00	2.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	84,900							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 2.83 Total Land Value: 84,900 Market: 0 Agricultural: 0 Common: 84,900 PRINTED 08/06/2024 BY SYS