

LOT 9 2002 FLEE DWMH
IN OR 1252/1574
PERRET PLANTATION #2 PB 6/201

DEAL LINDON A JR
35102 PERRETT PLANTATION ROAD
CALLAHAN, FL 32011

2024

11-2N-24-1641-0009-0000



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	11	CLAY TILE 30
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	04	Quality Level 04
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	1,944	100	1,944	96,073
TOTALS	1,944		1,944	96,072

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,421.00	SF	4.00	4.00	
2	0681	POLE SHED	0	100	32	12	384.00	SF	15.00	15.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.74	AC	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,944

131.7800

98.84

192,145

2002

2002

0

0

50.00

50.00

1 M/H 94+ - 100% - 2005

Heated Area: 1944

HX Base Yr 2005

27

72

27

72

BAS 2004

35102 PERRET PLANTATION RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
12,050											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			96,072
TOTAL MARKET OB/XF VALUE			12,050
TOTAL LAND VALUE - MARKET			52,200
TOTAL MARKET VALUE			160,322
SOH/AGL Deduction			78,560
ASSESSED VALUE			81,762
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			31,762
TOTAL JUST VALUE			160,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429146	ADDITION	16,992	08/01/2014
MH013547	MH MOVE-ON	0	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/1574	8/13/2004	WD	U	I	11	94,400
GRANTOR: GREEN TREE SERVICING						
GRANTEE: DEAL LINDON A JR						
1215/1053	3/16/2004	CT	U	I	14	55,000
GRANTOR: CLERK OF COURT						
GRANTEE: CONSECO FINANCE SER						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W72 S27 E72 N27\$.											