LOT 13 2003 DW/MH JACOBSEN
IN OR 1067/1556
PERRET PLANTATION #2 PB 6/201

MAROSE JAMES
35125 DUCKPOND COURT
CALLAHAN, FL 32011

2024

11-2N-24-1641-0013-0000

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 80
Interior Floo	11	CLAY TILE 20
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

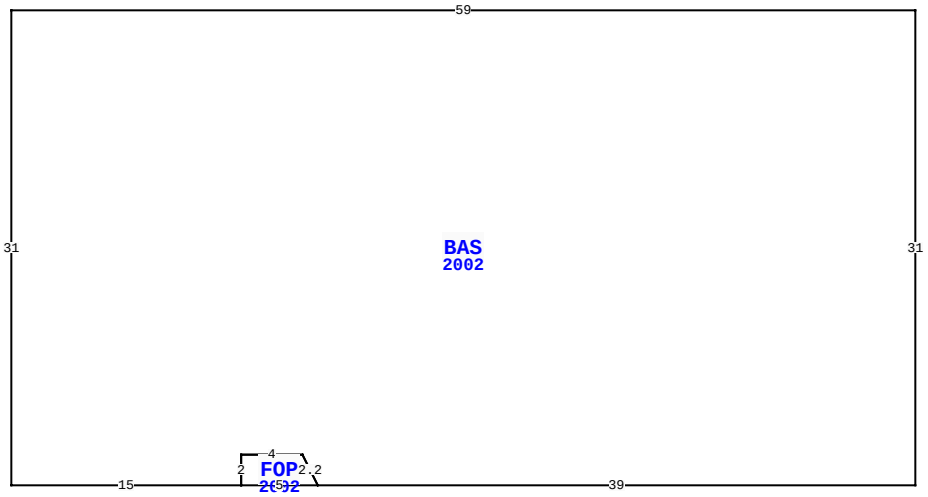
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	105,760
FOP	9	30	3	175
TOTALS	1,829		1,823	105,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,823	154.9600	116.22	211,869	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 1820 HX Base Yr 2003



35125 DUCKPOND CT, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,960.00	SF	4.00	4.00	100	2002	2002	3	82	6,429	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2002	2002	3	20	240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,934
TOTAL MARKET OB/XF VALUE		9,679
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		145,613
SOH/AGL Deduction		77,754
ASSESSED VALUE		67,859
TOTAL EXEMPTION VALUE	HX HB	42,859
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M18370	H/AC	0	06/01/2013
MH023870	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1067/1556	7/11/2002	WD	U	I	13	37,200

GRANTOR: M E PERRET INC
GRANTEE: MAROSE JAMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W59 S31 E15 FOP=[YR=2002] E5 U2 L1 W4 S2$ N2 E4 D2 R1 E39 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,679

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 05/23/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS