IN OR 2472/1844
2007/NOBI/DW/MH

PATTON TIMOTHY EDWARD
45050 ARIELS TRL
CALLAHAN, FL 32011

2024

12-2N-24-0000-0001-0030

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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

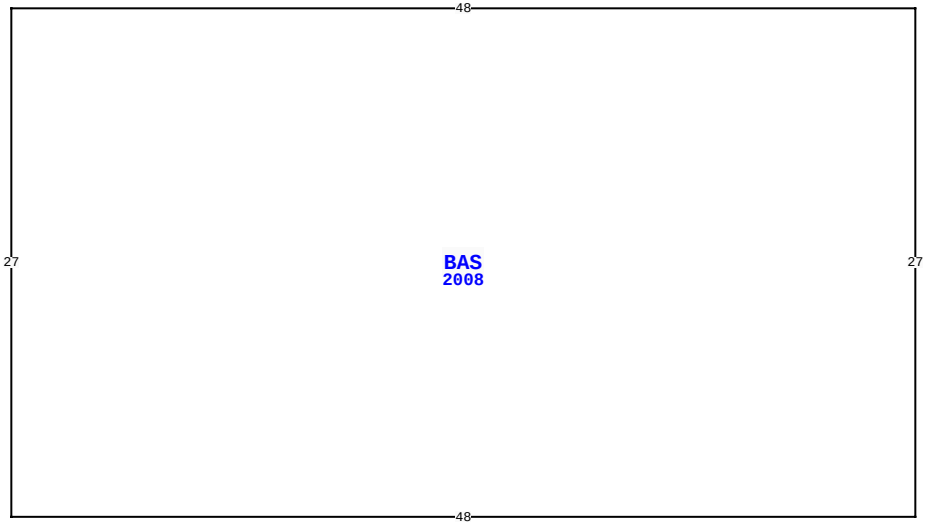
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	102,526
TOTALS	1,296		1,296	102,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	87.90	113,918	2007	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



45050 ARIELS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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	0754	FOP	0	100	27	12	324.00	SF	15.00	15.00	100	2007	2007	3	31	1,507	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2015	2015	3	70	3,024	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		102,526
TOTAL MARKET OB/XF VALUE		4,531
TOTAL LAND VALUE - MARKET		81,760
TOTAL MARKET VALUE		188,817
SOH/AGL Deduction		0
ASSESSED VALUE		188,817
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		133,817
TOTAL JUST VALUE		188,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4977	CO ISSUED	0	08/01/2007
MH4977	MH MOVE-ON	0	08/01/2007
P12638	MH MOVE-ON	0	08/01/2007
E19666	ELEC OTHER	0	07/01/2007
M13128	MECH OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1844	6/18/2021	WD	Q	I	01	192,500
GRANTOR: FLOYD RICHARD J & BRI						
GRANTEE: PATTON TIMOTHY EDWA						
1646/1716	10/30/2009	WD	U	I	12	130,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: FLOYD RICHARD J & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,531

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	100	0007	OR	0.00	0.00	5.11	AC		1.00	1.00	1.00	16,000.00	16,000.00	81,760							

REVIEW DATE 05/29/2020 BY TWA Total Acres: 5.11 Total Land Value: 81,760 Market: 0 Agricultural: 0 Common: 81,760 PRINTED 08/06/2024 BY SYS