

SHAW JANET N
45341 5TH AV
CALLAHAN, FL 32011

12-2N-24-1640-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8014.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,6781001,67887,109

FOP10430311,609

TOTALS1,7821,70988,717

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C00001,545.00SF4.004.00100200020003794,882

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPED TDPHFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH0OR0.000.001.03AC1.001.001.0030,000.0030,000.0030,900

REVIEW DATE05/23/2022BYTWATotal Acres: 1.03Total Land Value: 30,900Market: 0Agricultural: 0Common: 30,900PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0800021,709123.600092.70158,424200020050044.0056.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE88,717

TOTAL MARKET OB/XF VALUE4,882

TOTAL LAND VALUE - MARKET30,900

TOTAL MARKET VALUE124,499

SOH/AGL Deduction22,661

ASSESSED VALUE101,838

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE101,838

TOTAL JUST VALUE124,499

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE121,605

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1879/15429/18/2013WDUUI11100

GRANTOR: SHAW ZACHARY L

GRANTEE: SHAW JANET N

1815/02169/20/2012WDUUI1250,000

GRANTOR: US BANK NA TRUSTEE

GRANTEE: SHAW ZACHARY L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W8 BAS=[YR=2000] W58 S27 E66 N14 W8 N13 \$ S13 E8 N13 \$.