LOT 7
IN OR 1619/1662
1999 GRAN DW/MH

PIPPIN MARK W & RITA LEE
450742 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

12-2N-24-1640-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

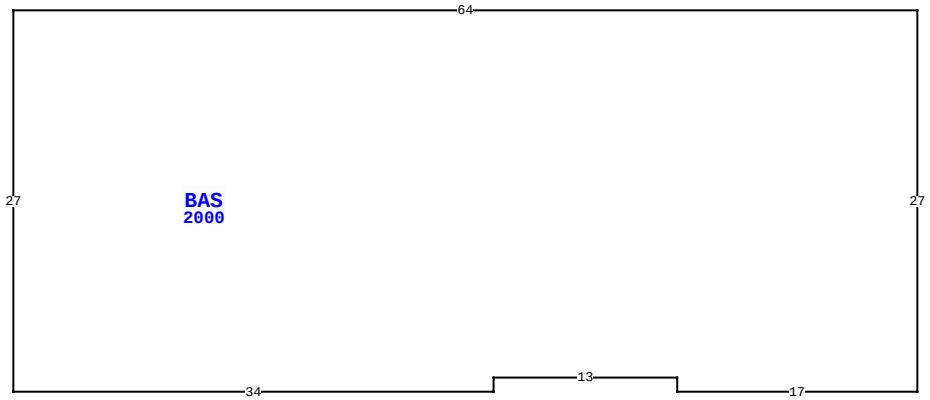
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,715	100	1,715	85,294
TOTALS	1,715		1,715	85,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	122.8000	92.10	157,952	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 0 Heated Area: 1715 HX Base Yr



451473 OLD DIXIE HWY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	85,294
TOTAL MARKET OB/XF VALUE	7,784
TOTAL LAND VALUE - MARKET	30,900
TOTAL MARKET VALUE	123,978
SOH/AGL Deduction	23,470
ASSESSED VALUE	100,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,508
TOTAL JUST VALUE	123,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003033	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1662	5/04/2009	QC	U	I	11	43,200
GRANTOR: PIPPIN SHAWN A & MARK						
GRANTEE: PIPPIN MARK W & RIT						
1525/0291	9/13/2007	WD	U	I	05	85,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: PIPPIN SHAWN A & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W64 S27 E34 N1 E13 S1 E17 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0812	CONCRETE C	0	0	0	0	1,544.00	SF	4.00	4.00	100	2000	2000	3	79	4,879	

LAND DESCRIPTION

TOTAL OB/XF 7,784

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	0	0004	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,900							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 08/06/2024 BY SYS