

LOT 11
IN OR 1573/875
2000 GENE DW/MH

WESTBERRY CHARLES III
PO BOX 886
CALLAHAN, FL 32011-0886

2024

12-2N-24-1640-0011-0000



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	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

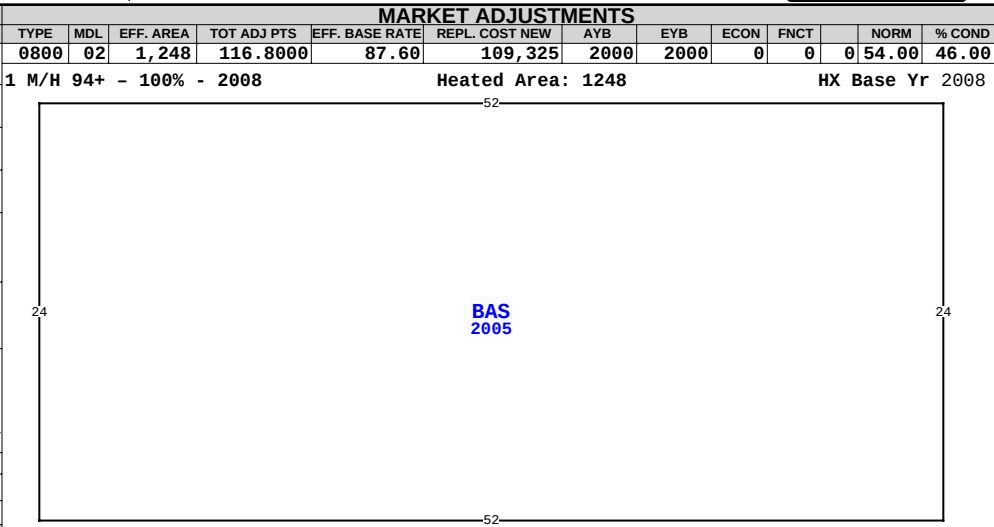
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	50,290
TOTALS	1,248		1,248	50,290

L N	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	0812	CONCRETE C	0	100	0	0	1,541.00	SF	4.00	4.00	100	1999	1999	3	77	4,746	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1992	1992	3	20	643	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2006	2006	3	27	421	

LAND DESCRIPTION			TOTAL OB/XF 8,925														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000102	C	SFR/MH	100	0005	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



35641 GLORY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF 8,925																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00

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1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	30,000.00	30,000.00

Total Acres: 1.03 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		50,290	
TOTAL MARKET OB/XF VALUE		8,925	
TOTAL LAND VALUE - MARKET		30,900	
TOTAL MARKET VALUE		90,115	
SOH/AGL Deduction		40,994	
ASSESSED VALUE		49,121	
TOTAL EXEMPTION VALUE		HX HB WR	30,000
BASE TAXABLE VALUE		19,121	
TOTAL JUST VALUE		90,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,024	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992897	MH MOVE-ON	0	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1573/0875	6/24/2008	WD	U	I	07	100	
GRANTOR: ADKINS BOB M JR & BRE							
GRANTEE: WESTBERRY CHARLES O							
1542/0475	12/21/2007	WD	Q	I		123,000	
GRANTOR: ADKINS BOB M JR & BRE							
GRANTEE: WESTBERRY ODIS C II							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2005] W52 S24 E52 N24 \$.																