

PT GOVT LOT 2 OF SEC 12-2N-25E
IN OR 1576/1666
{2000 SKYL DW/MH}

MITCHELL SHAWN JUSTIN
451112 SR 200
CALLAHAN, FL 32011

2024

12-2N-25-0000-0002-0070



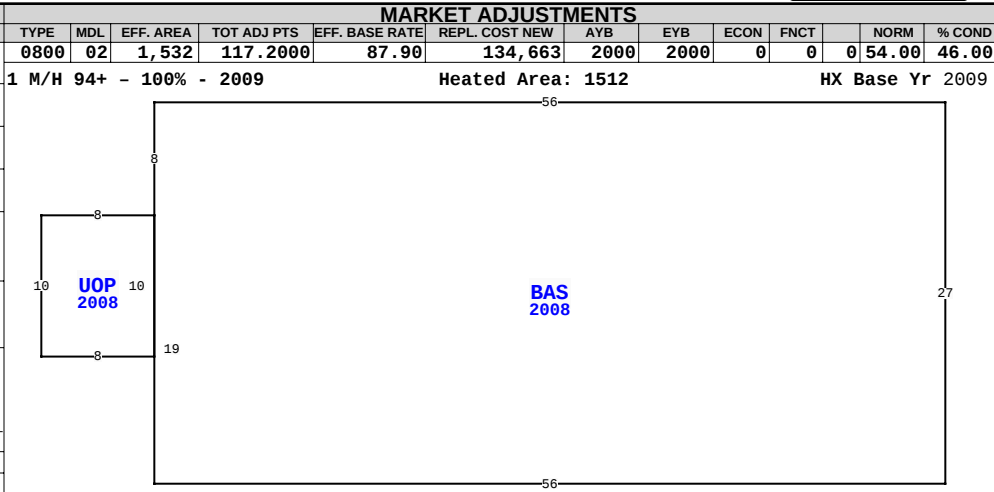
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	61,136
UOP	80	25	20	809

TOTALS	1,592		1,532	61,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00



BLD DATE	02/18/2009	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

451112 SR 200, CALLAHAN				BLD DATE		02/18/2009		DOB		LCL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680		
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LAND DESCRIPTION										TOTAL OB/XF							1,680	
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	LA VA	
1	000102	C	SFR/MH	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00		

REVIEW DATE	10/28/2019	BY	KBA	Total Acres:	3.00	Total Land Value:	54,000	Market:	0	Agricultural:	0	Common:	54,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		61,945	
TOTAL MARKET OB/XF VALUE		1,680	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		117,625	
SOH/AGL Deduction		46,152	
ASSESSED VALUE		71,473	
TOTAL EXEMPTION VALUE		HX HB	46,473
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		117,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2043/1542	2/29/2016	QC	U	I	11	100			
GRANTOR:MITCHELL REGINA R									
GRANTEE: MITCHELL SHAWN									
1576/1666	7/15/2008	WD	U	I	01	30,000			
GRANTOR:MITCHELL CHARLES A JR									
GRANTEE:MITCHELL SHAWN JUST									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2008] W56 S8 UOP=[YR=2008] W8 S10 E8 N10\$ S19 E56 N27\$.									