PT SW1/4 OF SEC 13-2N-24E
IN OR 2634/30
GRANT OF ESMT IN OR 2634-22

ANGLES CHARLES & TIFFANY LAUREN
35302 CHESTNUT LN
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0020

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

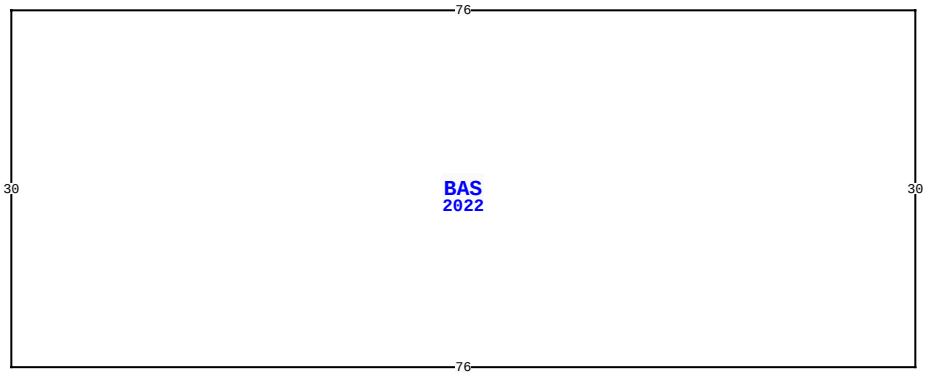
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	217,504
TOTALS	2,280		2,280	217,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	96.36	219,701	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



35302 CHESTNUT LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,504
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,860
TOTAL MARKET VALUE		303,364
SOH/AGL Deduction		0
ASSESSED VALUE		303,364
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,364
TOTAL JUST VALUE		303,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016835	CO ISSUED	0	11/14/2022
22004519	MH MOVE-ON	0	03/23/2022
MH013569	MH MOVE-ON	0	07/01/2001
MH003312	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/30	4/25/2023	WD	U	I	37	239,000
GRANTOR: FREEDOM MOBILE HOMES						
GRANTEE: ANGLES CHARLES & TI						
2572/0161	9/20/2021	QC	U	I	11	100
GRANTOR: ANGLES CHARLES & TIFF						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	4.77	AC		1.00	1.00	1.00	18,000.00	18,000.00	85,860							

REVIEW DATE 11/07/2022 BY WW Total Acres: 4.77 Total Land Value: 85,860 Market: 0 Agricultural: 0 Common: 85,860 PRINTED 08/06/2024 BY SYS