



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0 100	

Quality	05	Quality Level 05
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	1,152	100	1,152	70,117
UOP	212	25	53	3,226

TOTALS	1,364		1,205	73,343
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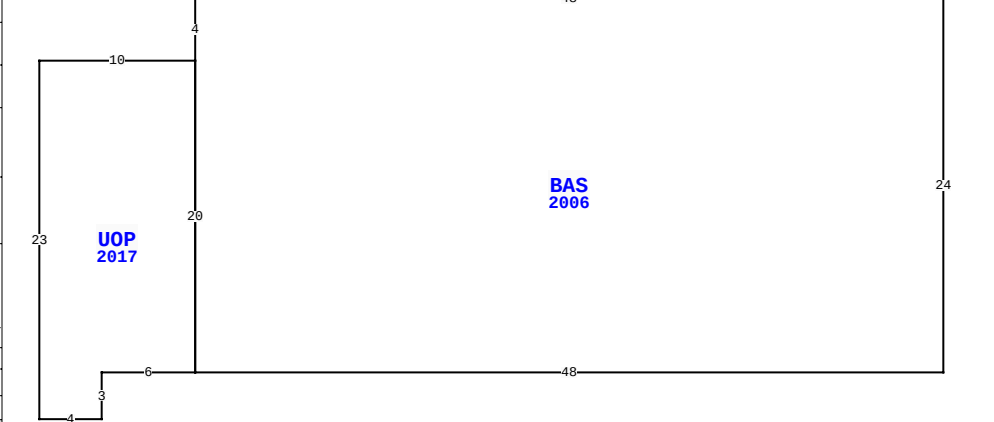
EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	0	0	250.00	SF	15.00	15.00
2	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	6.25

REVIEW DATE	06/01/2022	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,205	139.9200	104.94	126,453	2006	2006	0	0	0 42.00	58.00	

1 M/H 94+ - 100% - 2013 Heated Area: 1152 HX Base Yr 2013



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

451090 OLD DIXIE HWY, CALLAHAN 05/22/2023 MLU

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	1242	WD DECK A	0 100	0	0	250.00	SF	15.00	15.00	100	1992	1992	3	20	750	
2	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

TOTAL OB/XF									
6,750									

Total Acres: 6.25	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									

VALUATION SUMMARY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		73,343
TOTAL MARKET OB/XF VALUE		6,750
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		140,093
SOH/AGL Deduction		53,987
ASSESSED VALUE		86,106
TOTAL EXEMPTION VALUE		86,106
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		140,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4759	MH MOVE-ON	0	04/19/2006
E17000	ELEC OTHER	0	03/01/2006
M11213	MECH OTHER	0	03/01/2006
P10891	OTHER	0	03/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0298/0382	8/01/1979	WD	U	V		1,000	
GRANTOR:							
GRANTEE:							
0102/0183	1/01/1970	TA	Q	V		1,600	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W48 S4 UOP=[YR=2017] W10 S23 E4 N3 E6 N20\$ S20 E48 N24\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 60,000	PRINTED 08/06/2024 BY SYS
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