PT SW1/4 OF SEC 13-2N-24E
IN OR 1541/819 & OR 2147/441
{1986 CHAL SW/MH}

HUTTO DEBORA K &/COOK CATHERINE D
85430 DAVID ROAD
YULEE, FL 32097

**2024**

**13-2N-24-0000-0002-0240**

## BUILDING CHARACTERISTICS

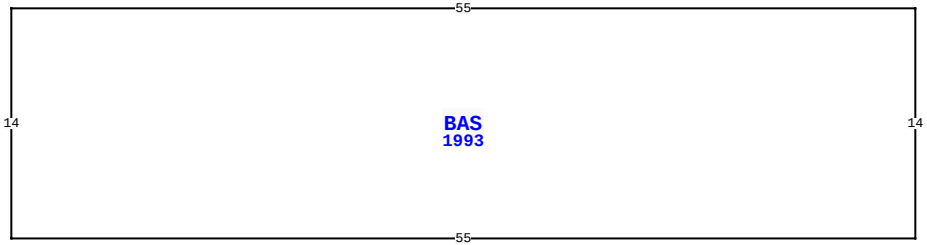
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 770 | 100 | 770 | 15,960 |
| TOTALS | 770 | | 770 | 15,960 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 770 | 98.7000 | 69.09 | 53,199 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2008 Heated Area: 770 HX Base Yr 2008




451005 OLD DIXIE HWY, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 15,960 |
| TOTAL MARKET OB/XF VALUE | | 276 |
| TOTAL LAND VALUE - MARKET | | 240,000 |
| TOTAL MARKET VALUE | | 49,346 |
| SOH/AGL Deduction | | 26,905 |
| ASSESSED VALUE | | 22,441 |
| TOTAL EXEMPTION VALUE | HX HB | 22,441 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 256,236 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 255,109 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3397 | H/AC | 1,400 | 05/18/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2147/0441 | 8/31/2017 | QC | U | I | 11 | 100 |
| GRANTOR: DIETZER AMY | | | | | | |
| GRANTEE: COOK CATHERINE ET A | | | | | | |
| 2145/1659 | 8/31/2017 | QC | U | I | 11 | 100 |
| GRANTOR: DIETZER AMY | | | | | | |
| GRANTEE: COOK CATHERINE ET A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W55 S14 E55 N14 $ .

## 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 | 0752 | USP | 0 | 100 | 10 | 8 | 80.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 23 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 276

| 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 | 005000 | C | RURAL HOME | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 2,280 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 830 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 14.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 210,000 | | | | | | | |

REVIEW DATE 06/01/2022 BY TWA Total Acres: 15.00 Total Land Value: 33,110 Market: 210,000 Agricultural: 3,110 Common: 30,000 PRINTED 08/06/2024 BY SYS